



APPLICATION ACCEPTED: May 8, 2012
APPLICATION AMENDED: June 6, 2012
PLANNING COMMISSION: July 26, 2012
BOARD OF SUPERVISORS: July 31, 2012 @ 3:30 p.m.

County of Fairfax, Virginia

July 12, 2012

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2012-HM-008

HUNTER MILL DISTRICT

APPLICANT:	Reston Hospital Center, LLC Inova Health System Services
ZONING:	PRC
PARCEL(S):	17-1 ((1)) 14E pt.
ACREAGE:	3,744 square feet
FAR:	N/A
OPEN SPACE:	N/A
PLAN MAP:	Public Facilities, Governmental and Institutional
SE CATEGORY:	Category 4: Helistop
PROPOSAL:	To permit a temporary helistop for use during construction on the site of the existing helistop at Reston Hospital Center

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2012-HM-008, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the modification of the 200 foot setback requirement for the helistop along the south and west boundaries of the property.

Mary Ann Tsai

Staff recommends approval of the modification of the minimum six foot high fence requirement.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

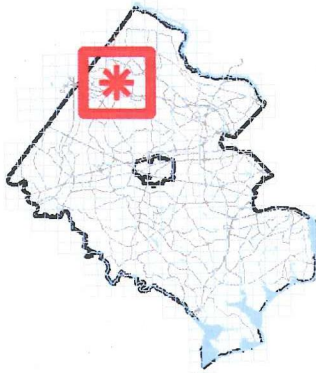
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2012-HM-008



Applicant: RESTON HOSPITAL CENTER, LLC & INOVA HEALTH SYSTEM SERVICES

Accepted: 05/08/2012

Proposed: HELISTOP

Area: 3,744 SF OF LAND;
DISTRICT - HUNTER MILL

Zoning Dist Sect: 06-0304

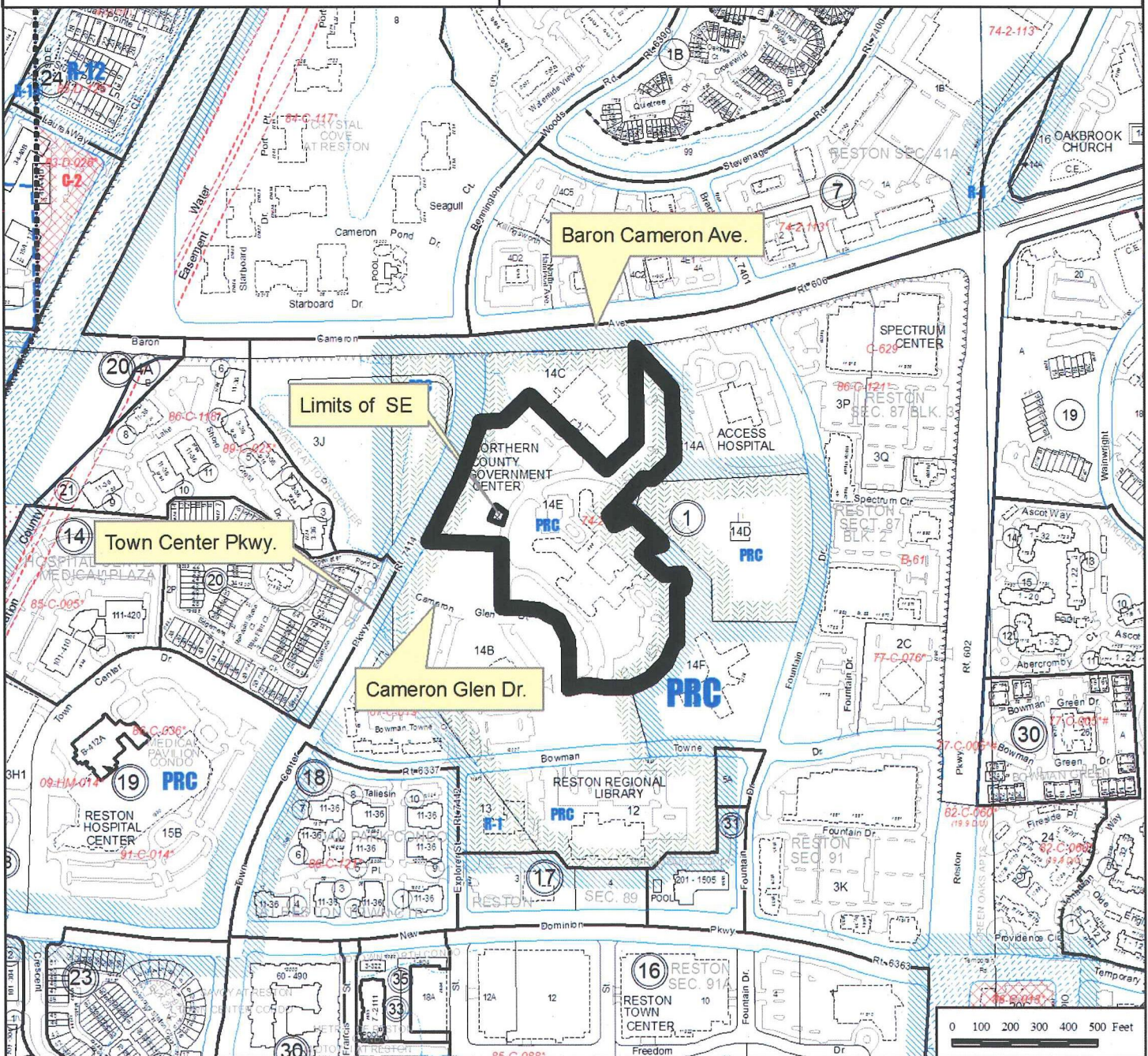
Art 9 Group and Use: 4-04

Located: 1800 CAMERON GLEN DRIVE,
RESTON, VA 20190

Zoning: PRC- R

Plan Area: 3

Map Ref Num: 017-1- /01/ /0014E pt.



SPECIAL EXCEPTION PLAN (SE) SE 2012-00-000 FOR RESTON HOSPITAL CENTER TEMPORARY HELISTOP HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION

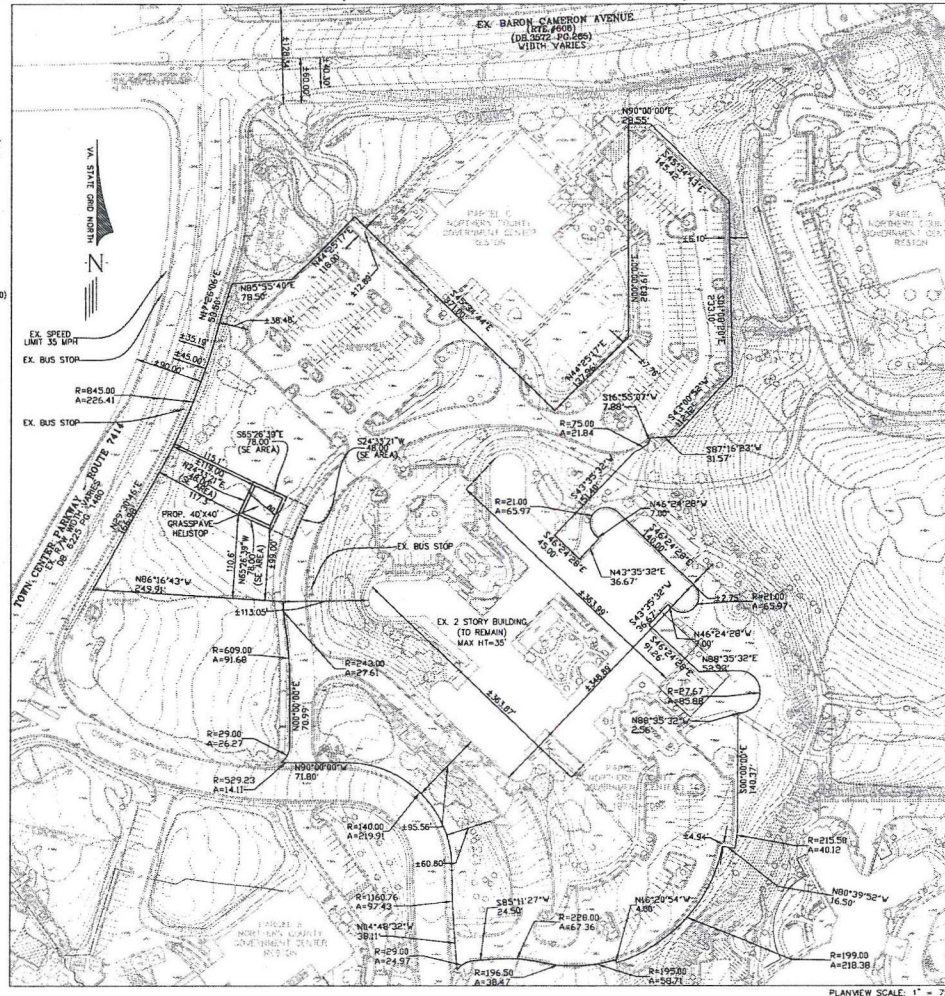
THIS SPECIAL EXCEPTION (SE) APPLICATION IS TO PERMIT THE INSTALLATION AND USE OF A TEMPORARY HELISTOP FACILITY. THE HELISTOP FACILITY IS INTENDED TO SUPPORT THE NEARBY RESTON HOSPITAL CENTER DURING TEMPORARY CLOSURE OF THE HELISTOP CURRENTLY LOCATED THERE. THE PROPOSED HELISTOP FACILITY WILL BE USED DURING FLIGHT OPERATIONS ONLY, WITH EMERGENCY VEHICLE TRANSPORTATION SUPPORT. THERE ARE NO FURTHER BURDENS ON THE SITE, INCLUDING NO PARKING OR LOADING REQUIREMENTS. THE HELISTOP IS TO BE CONSTRUCTED OF A REINFORCED GRASS SYSTEM SO AS NOT TO INCREASE STORMWATER RUNOFF. FURTHER, THE TEMPORARY HELISTOP WILL NOT EXCEED 2,500 SF OF LAND DISTURBANCE.

GENERAL NOTES

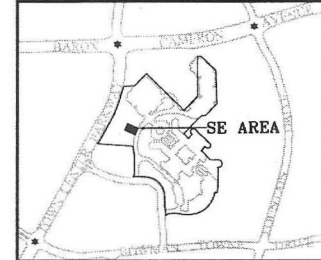
- SPECIAL EXCEPTION AREA = 3,744 SF, OR 0.08595 AC.
- THE SE AREA IS LOCATED WITHIN FAIRFAX COUNTY TAX MAP #17-1-(01)-0014E (PART) AND IS CURRENTLY ZONED PRC. THE AREA OF PARCEL 14E IS 11.44627 ACRES PER CURRENT FAIRFAX COUNTY ASSESSMENT RECORDS.
- BOUNDARY SHOWN HEREON IS COMPILED FROM LAND RECORDS AND DOES NOT REFLECT A FIELD RUN BOUNDARY SURVEY BY URBAN, LTD. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO VIRGINIA STATE GRID NORTH ZONE, NAD 27 DATUM.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY LEA, BASED ON NVD 1929 DATUM. ALL TOPOGRAPHY WAS OBTAINED VIA AIR SURVEY.
- THE SITE SHOWN ON THIS PLAN IS LOCATED IN THE HUNTER MILL DISTRICT, THE BLUE PLAINS SEWER DISTRICTS AND THE SUGARLAND RUN WATERSHED.
- THIS PROPOSED DEVELOPMENT IS, TO THE BEST OF OUR KNOWLEDGE, IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, WITH THE FOLLOWING EXCEPTIONS:
 - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF PARAGRAPH 9 OF ZONING ORDINANCE SECTION 9-404 TO PERMIT THE PROPOSED TEMPORARY HELISTOP AT A DISTANCE OF 99' FROM THE ADJACENT LOT LINES.
 - DUE TO THE TEMPORARY NATURE OF THE PROPOSED HELISTOP AS DESCRIBED HEREON, THE APPLICANT HEREBY REQUESTS A MODIFICATION OF PARAGRAPH 7 OF ZONING ORDINANCE SECTION 9-404, REQUIRING INSTALLATION OF A CHAIN LINK FENCE SURROUNDING THE HELISTOP AREA, SO THAT NO FENCE IS REQUIRED.
 - UNDER SECTION 11-101(1) OF THE ZONING ORDINANCE, THE APPLICANT HEREBY REQUESTS A MODIFICATION SECTION 11-100(1) OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PARKING SPACES FOR THE TEMPORARY HELISTOP TO ZERO.
- THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS ARE NOT REQUIRED WITH THIS SPECIAL EXCEPTION APPLICATION. THERE ARE NO PROPOSED SWM FACILITIES.
- UTILITY LOCATIONS SHOWN ARE APPROPRIATE. THERE ARE EXISTING UTILITY EASEMENTS OF 25' OR MORE IN WIDTH ON THE SITE. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAN.
- THE SPECIAL EXCEPTION PLAN MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES FOUND ON THIS SITE.
- THERE ARE NO SCENIC OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
- THERE ARE NO PARKING SPACES LOCATED WITHIN THE SE AREA.
- THERE ARE NO EXISTING OR PROPOSED BUILDINGS WITHIN THE SE AREA.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE PROPOSED IMPROVEMENTS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THERE ARE NO DESIGNATED FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RIPARIAN ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
- EXISTING VEGETATION: THE EXISTING VEGETATION ON THIS DEVELOPED SITE IS PARKING LOT LANDSCAPING. THERE IS LESS THAN 2,500 SF OF DISTURBANCE, THEREFORE AN EVM IS NOT REQUIRED.
- TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON THIS SHEET.
- ANY NECESSARY EASEMENTS SHALL BE PROVIDED BY SEPARATE INSTRUMENT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN PLANS FOR FUTURE ROAD WORKING ALONG THE FRONTAGE OF THE PROPERTY AS INDICATED ON THE COMPREHENSIVE PLAN OR A PLAN PREPARED BY VDOT.
- ACCESS TO THE SITE IS PROVIDED VIA CAMERON GLEN DRIVE (PRIVATE ROAD).
- THERE ARE NO TRAILS REQUIRED ALONG THE FRONTAGE OF THE SITE PER THE COMPREHENSIVE TRAILS MAP.

SITE TABULATIONS

- | | |
|-----------------------------|--|
| 1. SE AREA | 0.08595 AC (3,744 S.F.) |
| 2. ZONE: | PRC (COMMERCIAL/INDUSTRIAL DEVELOPMENT) |
| 3. EXISTING USE (SE AREA): | VACANT |
| 4. PROPOSED USE (SE AREA): | TEMPORARY HELISTOP |
| 5. MINIMUM LOT AREA: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 6. MINIMUM LOT WIDTH: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 7. MAXIMUM BUILDING HEIGHT: | NO REGULATION, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 8. MAXIMUM FAR: | NO REGULATION, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 9. OPEN SPACE: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 10. FRONT YARD: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 11. SIDE YARD: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 12. REAR YARD: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 13. BULK PLANE: | NO REQUIREMENT, NO CHANGE PROPOSED WITH THIS SPECIAL EXCEPTION |
| 14. PARKING REQUIRED: | NOT APPLICABLE TO THIS SPECIAL EXCEPTION |
| 15. PARKING PROVIDED: | NOT APPLICABLE TO THIS SPECIAL EXCEPTION |
| 16. LOADING REQUIRED: | NOT APPLICABLE TO THIS SPECIAL EXCEPTION |
| 17. LOADING PROVIDED: | NOT APPLICABLE TO THIS SPECIAL EXCEPTION |



VICINITY MAP
SCALE: 1" = 400'



OWNER

INOVA HEALTH SYSTEM SERVICES
8110 GATEHOUSE ROAD
SUITE 200 EAST
FALLS CHURCH, VIRGINIA 22042

APPLICANTS/ DEVELOPERS

RESTON HOSPITAL CENTER, LLC
1800 TOWN CENTER DRIVE
SUITE 320
RESTON, VIRGINIA 20190

LEGEND

- LIMITS OF CLEARING AND GRADING
- LIMITS OF SPECIAL EXCEPTION AREA

PRELIMINARY STORMWATER MANAGEMENT PLAN

STORMWATER MANAGEMENT IS PROVIDED IN THE "TOWN CENTER PARKWAY" AND "RESTON SECTION 43" STORM WATER MANAGEMENT FACILITIES (SITE PLAN NUMBERS 5734-PL-01 & 5978-PL-01), WHICH IS CONSISTENT WITH THE DESIGN INTENT OF THESE TWO FACILITIES. THIS SE PROPOSES NO INCREASE IN IMPERVIOUS AREA, THEREFORE THIS PROPOSED SE WILL NOT IMPACT THE OUTFALL.

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Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.3080
www.urban-llc.com

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicants, Reston Hospital Center, LLC and Inova Health System Services, request special exception approval to permit a temporary helistop for use by Reston Hospital Center on nearby property owned by Inova Health System Services during construction of a medical office building on the site of the existing helistop located at Reston Hospital. Construction of the medical office building at Reston Hospital is anticipated to begin this summer with completion anticipated for October 2013. Once the medical office building is complete, the helistop will permanently locate to the roof of the medical office building and use of the temporary helistop by Reston Hospital would cease. The existing helistop is used in times of emergency to transport hospital patients to other medical facilities for immediate, high-level specialty treatment not available at Reston Hospital. The proposed temporary helistop will provide the same level of service.

Copies of the proposed development conditions and affidavit are included in Appendices 1 and 2, respectively. The applicants' statement of justification is contained in Appendix 3.

Waivers and Modifications

- The applicants request a modification of Par. 5 of Sect. 9-404 of the Zoning Ordinance requiring that an aircraft (helicopter) under its own power be located a distance of 200 feet from any lot line.
- The applicants request a waiver of Par. 7 of Sect. 9-404 of the Zoning Ordinance requiring that all areas used by an aircraft (helicopter) under its own power be surrounded by a chain link fence, not less than six (6) feet in height, with suitable gates to effectively control access to such areas.

LOCATION AND CHARACTER

The 3,744 square foot special exception area is part of a larger 11.4 acre parcel owned by Inova Health System Services and located at 1800 Cameron Glen Drive, which is at the southeast quadrant of the intersection of Baron Cameron Avenue and Town Center Parkway. The property is developed with a two story building containing 104,000 square feet and includes the Robert E. Simon Child Care Center and the Cameron Glen Health and Rehab Center, a 173 bed congregate living facility. The special exception area is located on the northwest side of the property and is shown as open space on the approved site plan. This area is undeveloped, flat, and grassy. To the north are commercial uses; to the south, the North County Governmental Center and Reston District Police Station; an undeveloped Park Authority site is to the east; and to the west is the Edgewater residential development. The 11.4 acre parcel has frontage on a private street that is accessible from the north side of Cameron Glen Drive and is less than a ¼ mile from the existing helistop at Reston Hospital Center.



Figure 1: Aerial location of existing helistop at Reston Hospital and location of temporary helistop.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Commercial	PRC	Town Center
South	Public (North County Government Center/Reston District Police Station)	PRC	Town Center
East	Public (Park Authority, vacant)	PRC	Town Center
West	Residential (Edgewater townhome and multi-family residences)	PRC	Town Center

BACKGROUND

Special Exception Property

The special exception area is part of 1800 Cameron Glen Drive that was developed pursuant to the following:

On May 10, 1976, the Board of Supervisors rezoned an area of Reston Town Center, which includes the special exception area from the RE-1 District to the RPC District (later converted to the PRC District). A nursing home/housing for the elderly was shown on the approved development plan as part of the rezoning approval.

On February 25, 1985, the Board of Supervisors approved DPA 74-2-113-2 to show the nursing home and housing for the elderly as one building instead of as several buildings.

On October 30, 1986, site plan approval was granted showing 1800 and 1850 Cameron Glen Drive developed as a nursing home/housing for the elderly and the North County Human Services building, respectively.

On August 1, 1989, the Board of Zoning Appeals approved SP 89-C-028 for a child care center.

On February 26, 1991, the Board of Zoning Appeals approved SPA 89-C-028-1 to permit deletion of land area from 21.51 acres to 42,152 square feet and to permit a change in permittee.

On September 24, 1991, Parking Study 6438-PS-02-1 was approved for 1800 and 1850 Cameron Glen Drive, and shows 326 required and 440 provided parking spaces. A copy of the parking study is provided as Appendix 10.

Reston Hospital Center Existing Helistop

On December 10, 1984, the Board of Supervisors approved SE 84-C-092 to permit the establishment of Reston Hospital Center as a medical care facility in the R-1 District, currently located on tax map parcels 17-1 ((19)) and 17-1 ((14)) et.al.

On November 4, 1986, the Board of Supervisors approved SEA 84-C-092-1 for two helistops at Reston Hospital Center for medical and governmental purposes only.

On April 23, 1991, the Board of Supervisors approved SEA 84-C-092-3 to permit building additions to the hospital. Only one helistop is shown on the approved SEA plat.

On February 5, 2001, the Board of Supervisors approved SE 00-H-023 to add and delete land area and for a medical care facility, helistop, medical office, and related uses. The previously approved special exception development conditions were carried forward.

On March 9, 2010, the Board of Supervisors approved RZ 2009-HM-014 to rezone Reston Hospital Center to the PRC District and for building additions to the site. The addition of a new medical office building with a permanent roof top helistop is shown in the approved development plan.

The complete file for the zoning applications referenced above can be reviewed in the Zoning Evaluation Division of the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Upper Potomac Planning District
Reston-Herndon Suburban Center and Transit Station Areas

Plan Map: Public Facilities, Governmental and Institutional

Plan Text:

Fairfax County Comprehensive Plan, Area III, 2011 edition, Upper Potomac Planning District as amended through March 6, 2012, Reston-Herndon Suburban Center and Transit Station Areas, pages 46-47:

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

"Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 11, the Plan states:

"Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise."

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: Northern County Government Center
Inova Health System Services

Prepared By: Urban, Ltd.

Original and Revision Dates: March 5, 2012 and revised through June 12, 2012

The special exception plat consists of one sheet showing the special exception area containing 3,744 square feet and a 1,600 square foot grass pave surface for helicopter landing and take-off at the temporary helistop, all of which are part of a larger area.

An emergency vehicle circulation exhibit and a narrative on the medevac transport procedures are provide as part of Appendix 3 to further explain the use of the temporary helistop. In summary, this includes:

- Medevac communication to Fairfax County Fire and Rescue to transport a patient from Reston Hospital by helicopter.
- Fire engine and ambulance dispatched, enter from Cameron Glen Drive to private street to temporary helistop.
- Emergency vehicles use parking lot located northeast of helistop to turn around. Front end of emergency vehicles would point south and temporarily park along the private street for easy exit.
- Prior to helicopter landing, the four fire fighters that ride with a fire engine truck would secure the landing zone, appropriately mark landing area with cones and flares pursuant to medevac landing requirements.
- During helicopter landing, the emergency vehicles park in a position to block traffic to provide a safety barrier as the helicopter prepares to land.
- Once helicopter has landed on ground, rotors shut down and fire engine repositioned to open road to traffic.
- Ambulance transfers flight team from helicopter to Reston Hospital to assist in patient transfer. Helicopter pilot, fire engine truck, and fire fighters remain at the temporary helistop.
- Once flight team has patient in ambulance, they would proceed to temporary helistop.
- At temporary helistop, ambulance would turnaround in parking lot and be positioned in front of landing zone, facing south.
- Patient transfer from ambulance stretcher to medevac stretcher and secured in helicopter; traffic stopped.
- During take-off, landing zone secured by fire fighters until helicopter has left area.

Land Use Analysis (Appendix 4)

The Comprehensive Plan provides no specific guidance for the proposed use at this location. The proposed use is in harmony with the land use recommendations of the Comprehensive Plan.

Environmental Analysis (Appendix 4)

Some noise impacts are anticipated from the proposed temporary helistop. However, the limited number of flights that are anticipated are not expected to result in a persistent noise presence in the area. In 2011, there were 31 helicopter landings at the existing helistop at Reston Hospital. The applicant has maintained that the use of the temporary helistop would be infrequent during the approximate 18 months that the temporary use is needed. A similar or decrease in the number of helicopter landings would be anticipated based on the number of helicopter landings in 2011 – fewer than one helicopter landing a week.

Transportation Analysis (Appendix 5)**Issue: On-site circulation and parking**

Staff recommended that the applicant provide a diagram to show the on-site circulation and parking configuration of the emergency vehicles.

Resolution:

The applicants provided an emergency vehicle circulation exhibit and narrative on the medevac transport procedures. The circulation exhibit shows the vehicular circulation, location of emergency vehicles, and location of fire fighters during helicopter landing and take-off, as shown in an enlargement of the circulation exhibit below. The exhibit and medevac procedures address staff's concern with the on-site circulation and location of emergency vehicles at the temporary helistop during a medevac landing and take-off. A copy of the circulation exhibit and medevac procedures is included as part of Appendix 3.

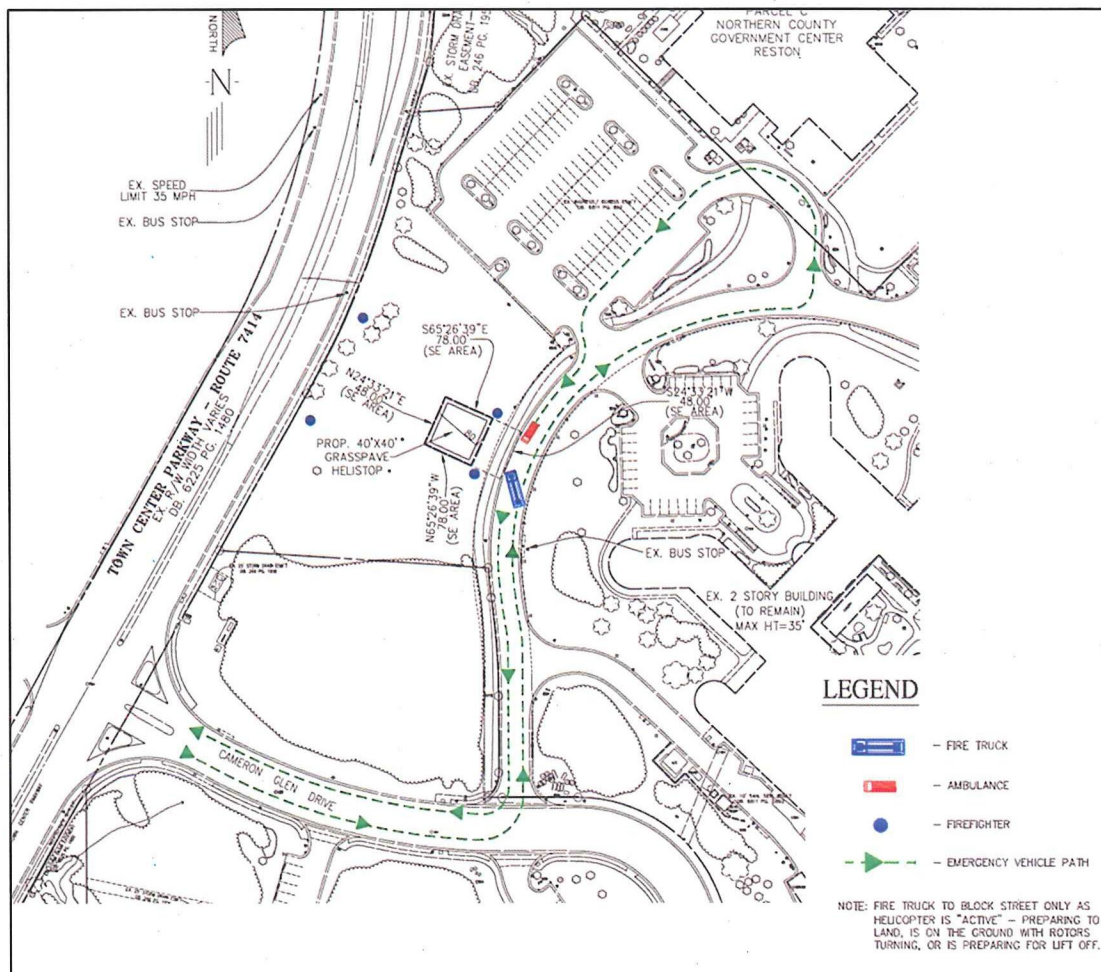


Figure 2: Enlargement of circulation exhibit showing emergency vehicular circulation, location of emergency vehicles, and location of fire fighters during helicopter landing and take-off.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Pursuant to Sect. 6-306 and 6-307 of the Zoning Ordinance, there are no minimum lot size requirements, maximum height restrictions, maximum floor area ratios, maximum percentage of lot coverage, or minimum yard requirements in the PRC District; however, the location and arrangement of structures shall not be detrimental to existing or proposed adjacent dwellings or to the existing or proposed development of the neighborhood. This application does not propose any structures and the use is temporary. Therefore, the applicable Zoning Ordinance provisions would continue to be met at this site, as shown in the chart below.

Bulk Standards (PRC)		
Standard	Required	Provided
Lot Size	No minimum	3,744 sf.
Lot Width	No minimum	48 ft.
Building Height	No maximum	N/A
Front Yard	No minimum	N/A
Side Yard	No minimum	N/A
Rear Yard	No minimum	N/A
FAR	Not specified	N/A
Open Space	No minimum	N/A
Parking Spaces	2 for a non-commercial helistop	2
Transitional Screening and Barrier:	No minimum	N/A

OTHER ZONING ORDINANCE PROVISIONS (Appendix 11)

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

The adopted Reston Master Plan map indicates that the subject property is planned for Town Center. A helistop use is a permitted Town Center use when shown on an approved development plan or by special exception when not shown on a development plan. Staff believes that the temporary helistop of two years in duration is in harmony with the Reston Master Plan, and therefore, in harmony with the recommendations of the Comprehensive Plan. The application also is in harmony with the intent of the PRC zoning district. One of the purposes and intent of the PRC district is to permit the development of a planned community with cultural, educational, medical, and recreational facilities for all segments of the community. A helistop has been established at Reston Hospital Center since 1986; the temporary helistop is in the general vicinity of the existing helistop location and will be used for emergency medical and governmental purposes only. Staff concludes that the temporary helistop is in keeping with the intent of the PRC district.

General Standard 3 states that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

Except for a 1,600 square foot grass pave surface for the helicopter landing and take-off area, no improvements or structures are proposed. The grass pave surface consists of round concrete rings impressed into the ground, similar to a grass crete, and visible only when standing above the grass pave area. The application meets this standard.

General Standard 4 requires that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

Aside from the helicopter, the only vehicles associated with the proposed use would be emergency vehicles (fire engine and ambulance). For safety purposes during helicopter landing and take-off, traffic using the private street will be stopped briefly by emergency personnel. There will be no impact to surrounding roads. Staff believes that the application meets this standard.

General Standard 5 states that *the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

There are no landscaping or screening requirements associated with a helistop use in Article 13. Further, the site currently consists of a grassy area and no trees will be removed to accommodate the temporary use. The applicants are not proposing any additional landscaping or screening with this application.

General Standard 6 stipulates that *open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

There is no minimum open space requirement in the PRC District. The grass pave maintains the site's open space and minimally disturbs the area. Therefore, the application meets this standard.

General Standard 7 provides that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

Minimal land disturbance is proposed as part of this temporary use; therefore, the existing utility and drainage are adequate to serve this temporary use.

Article 11 provides that a minimum of two parking spaces are required for non-commercial helistops. The special exception area is part of a larger area at 1800 Cameron Glen Drive. This area, along with adjacent 1850 Cameron Glen to the north, were approved under one site plan in 1986 and share a common parking lot. In 1991, a parking study was approved for both sites with 326 required parking spaces and 440 provided. Since adequate parking already exists, a revised parking tabulation will be required to show the two required parking spaces for the temporary helistop as part of the overall parking for 1800 Cameron Glen Drive and would satisfy the parking requirement for the temporary helistop use. In addition, the temporary emergency vehicle parking along the private street prior to, during, and after helicopter take-off would be for emergency purposes and would minimally impact the circulation onsite. Staff has proposed a development condition to address the submission of a parking tabulation prior to issuance of a Non-RUP.

General Standard 8 states that *signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

No signs are proposed with this application.

Standards for all Category 4 Uses (Sect. 9-404)

In addition to the general special exception standards, this application is subject to additional standards for all Category 4 special exception uses.

Standard 1 states that "all buildings and structures shall comply with the bulk regulations of the zoning district in which located."

The application meets the bulk regulations of the PRC district, as indicated in the previous section of this report.

Standard 2 applies to an elevated helistop and is not applicable to this application.

Standard 3 states that "all maintenance, repair and mechanical work, except that of an emergency nature, shall be performed in enclosed buildings."

The applicant does not propose maintenance, repair, or mechanical work as part of the use.

Standard 4 states that "all facilities shall be so located and so designed that the operation thereof will not seriously affect adjacent residential areas, particularly with respect to noise levels."

A portion of the Edgewater development abuts the existing helistop at Reston Hospital and another portion of the Edgewater development is located across Town Center Parkway from the temporary helistop. The location of the temporary helistop is farther from the Edgewater development (approximately 300 feet from the general area of the temporary helistop to the edge of pavement adjacent to the residential development) than is the existing helistop (approximately 125 feet). In addition, Town Center Parkway, a four lane road, and a stormwater management pond further separate the temporary helistop from the residential area and act as a natural barrier.

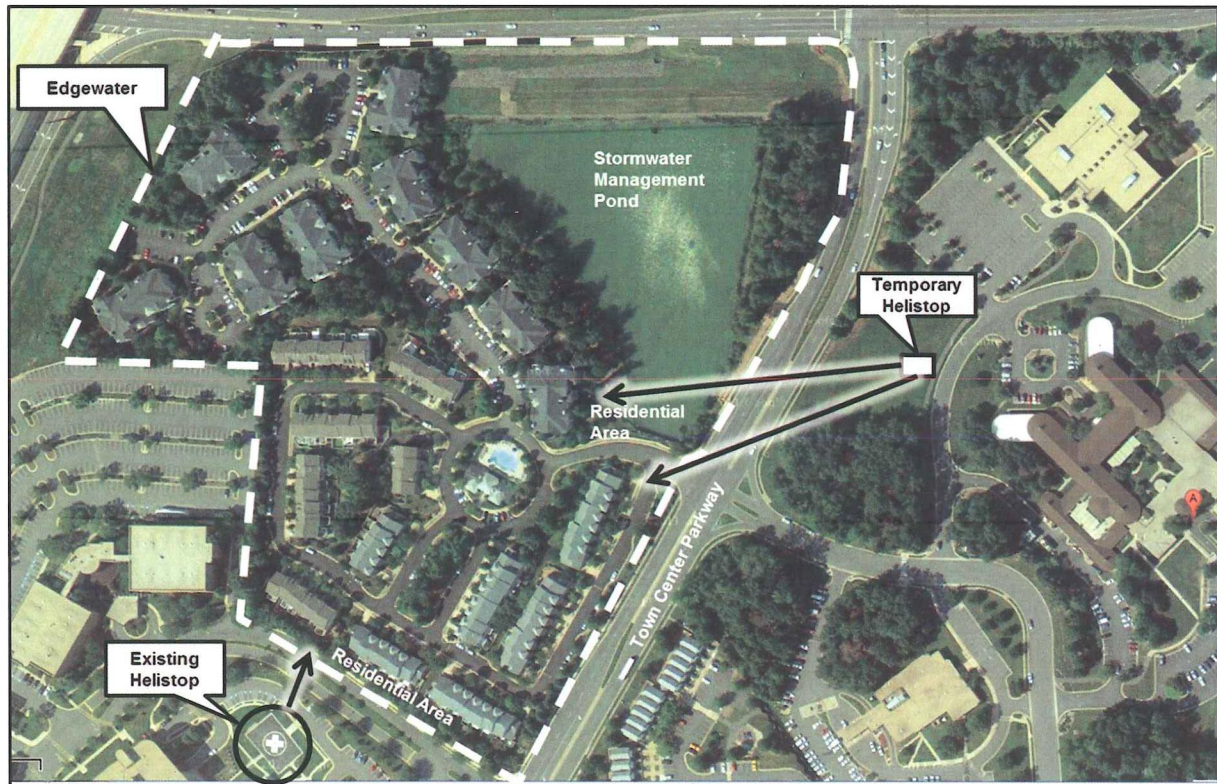


Figure 3: Proximity of residential area to existing and temporary helistop

In 2011, the existing helistop at Reston Hospital Center was used 31 times, which is less than once a week. Further detail on medevac activity during 2011 and 2010 include a breakdown by month, time of day, and day of the week are included as Appendix 3A. Additionally, the helicopter rotors will shut down when the helicopter is on the ground, which takes approximately 90 seconds and will help to minimize noise. Decibel levels for the helicopter are 81.6 decibels, which is 7 decibels below the national standard. In addition, as part of an additional submission requirement for the Category 4 special exception, the applicants were required to submit a letter stating their noise abatement procedures, included as part of Appendix 3. Staff believes the application meets this standard.

Standard 5 provides that “no area used by aircraft under its own power shall be located within a distance of 200 feet from any lot line.”

The applicants request a modification of this standard to permit a 115 foot setback on the west and a 99 foot setback on the south side of the property. A 200 foot setback can be maintained on the north and east sides of the property. Staff supports the modification request, as the use will be temporary.

Standard 6 states that “all areas used by aircraft under its own power shall be provided with an all-weather, dustless surface.”

The applicants propose a 1,600 square foot grass pave surface, which DPWES has determined to be a suitable alternative for a dustless surface. The application satisfies this standard.

Standard 7 states that “all areas used by aircraft under its own power shall be surrounded by a chain link fence, not less than six (6) feet in height, with suitable gates to effectively control access to such areas. Access to the landing area of an elevated helistop shall be through limited access points.”

The applicants request a modification to this standard. In lieu of the fence, the on-site fire fighters will at all times secure the site and will be located at the four quadrants of the site prior to a helicopter landing, during landing, and following take-off. They will in essence act as a fence to maintain the security of the site. Staff has proposed a development condition to address the modification of this standard. Since this is a temporary use, staff does not object to this modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed temporary helistop on the subject property would not adversely impact the site or surrounding properties. The use is temporary during the time of construction of the medical office building on the site of the existing hospital helistop at Reston Hospital Center. The helistop will permanently relocate to the roof of the medical office building upon the completion of the building and use of the temporary helistop would cease. Staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2012-HM-008, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the following modifications:

- Modification of the 200 foot setback requirement for the south and west boundaries of the property.
- Modification of the minimum six foot high fence requirement.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Special Exception Affidavit
3. Statement of Justification
- 3A. Medevac 2010-2011
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. DPWES - Stormwater Management Analysis
7. DPWES – Urban Forest Management Division
8. Park Authority Analysis
9. Sanitary Sewer Analysis
10. Parking Study 6438-PS-02-1
11. Zoning Ordinance Provisions
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2012-HM-008

July 12, 2012

If it is the intent of the Board of Supervisors to approve SE 2012-HM-008 located at 1800 Cameron Glen Drive (Tax Map 17-1 ((1)) 14E pt.) for use as a temporary helistop pursuant to Sect. 6-302 and 9-401 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Northern County Government Center Inova Health Services," prepared by Urban, Ltd. and dated June 12 2012, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Use of the temporary helistop shall be restricted to emergency medical and governmental purposes subject to applicable State and Federal agency approvals.
5. No maintenance or repair work shall be performed on helicopters anywhere on the Property, except repairs or maintenance deemed immediately necessary for the purposes of flight safety.
6. A minimum of four emergency responders shall be located at the four quadrants of the helicopter landing area prior to, during, and after helicopter landing and take-off. At no time during the use of the site shall the helicopter landing be unsecured without emergency personnel on-site to maintain security and control of the landing area.
7. Prior to the issuance of a Non-Residential Use Permit, the applicant shall provide written documentation to the Zoning Administrator that the temporary helistop meets the standards and requirements imposed by the Federal Aviation Administration.
8. Prior to the issuance of a Non-Residential Use Permit, the applicant shall submit a revised parking tabulation to the Zoning Administrator to demonstrate that sufficient parking exists at 1800 Cameron Glen Drive to serve the existing and proposed uses.

9. The use of this temporary helistop by Reston Hospital Center shall cease thirty (30) days from the issuance of the Non-Residential Use Permit for the permanent helistop at Reston Hospital Center, unless an extension of time not to exceed 12 months is granted by the Zoning Administrator.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 14, 2012
(enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

116194

in Application No.(s): SE 2012-HM-008
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Hospital Center, LLC Agents: Timothy M. McManus Jane E. Raymond Edward R. Stojakovich Tracey K. White Margaret G. Lewis Robert F. Carrel W. Mark Kimbrough	One Park Plaza Nashville, TN 27203	Co-Applicant
Urban Engineering Associates, Inc. - d/b/a Urban, Ltd. Agents: Matthew K. Koirtyohann Peter F. Crawford	7712 Little River Turnpike Annandale, VA 22003	Engineer/Agent for Reston Hospital Center, LLC

(check if applicable)

☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Snow Jill S. Parks Brian J. Winterhalter Shane M. Murphy Jeffrey A. Nein Molly M. Novotny Ben I. Wales	One Freedom Square, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agent for Reston Hospital Center, LLC
Inova Health System Services Agents: J. Knox Singleton Richard C. Magenheimer H. Patrick Walters Jennifer W. Siciliano John F. Gaul Mark P. Ehret	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042	Co-Applicant/Title Owner, Tax Map # 0171-01-0014E
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby Jonathan D. Puvak	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for Inova Health System Services
Sittler Development Associates, LLC Agent: J. David Sittler	11307 Sunset Hills Road, Suite A-1 Reston, VA 20190	Consultant/Agent for Inova Health System Services

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Reston Hospital Center, LLC
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
HCA Health Services of Virginia, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

HCA Health Services of Virginia, Inc.
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Healthserv Acquisition, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Healthserv Acquisition, LLC
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Healthtrust, Inc. - The Hospital Company

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Healthtrust, Inc. - The Hospital Company
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

HCA Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

HCA Inc.
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

HCA Holdings, Inc.

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Hercules Holding II, LLC
c/o Bain Capital Partners, LLC, 111 Huntington Avenue, Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bain Capital Integral Investors 2006, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bain Capital Integral Investors 2006, LLC
111 Huntington Avenue
Boston, MA 02199

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bain Capital Fund IX, L.P.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, M. Catharine Puskar, John E. Rinaldi,
Thomas J. Colucci, Peter M. Dolan, Jr., Jay Lynne J. Strobel, Garth M. Wainman,
du Von, William A. Fogarty, John H. Foote, Nan E. Walsh, Martin D. Walsh
H. Mark Goetzman, Bryan H. Guidash,
Michael D. Lubeley, J. Randall Minchew,

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Sittler Development Associates, LLC
11307 Sunset Hills Road, Suite A-1
Reston, VA 20190

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

J. David Sittler

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Inova Health System Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Inova Health System Services, formerly	Inova Health System Foundation appoints
Inova Services, formerly Inova Services,	the Board of Trustees of Inova Health
Inc., is a non-stock, non-profit corporation,	System Services.
the sole member of which is Inova Health	
System Foundation.	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Inova Health System Foundation
8110 Gatehouse Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Inova Health System Foundation, formerly	formerly The Fairfax Hospital Association
Inova Health Systems Foundation, which	Foundation, is a non-stock, non-profit
was formerly Inova Health Systems, Inc.,	corporation.
which was formerly Fairfax Hospital	
Association Foundation, which was	

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

HCA Holdings, Inc.
One Park Plaza
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Hercules Holding II, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Urban Engineering Associates, Inc. - d/b/a Urban, Ltd.
7712 Little River Turnpike
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

J. Edgar Sears, Jr.
Brian A. Sears
Barry B. Smith

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Cooley LLP
One Freedom Drive, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Thomas R. Amis
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
James A. Beldner

Keith J. Berets
Connie N. Bertram
Laura Grossfield Birger
Thomas A. Blinks
Ian B. Blumenstein
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan

Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Dennis (nmi) Childs

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Special Exception Attachment to Par. 1(c)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates
Alan S. Cohen
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Jennifer B. Coplan
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Benjamin G. Damstedt
Craig E. Dauchy
Wendy (nmi) Davis
Renee R. Deming
Darren K. DeStefano
Jennifer Fonner DiNucci
Michelle C. Doolin
Joseph M. Drayton
Christopher (nmi) Durbin
John C. Dwyer
Shannon (nmi) Eagan
Robert L. Eisenbach, III
Gordon H. Empey
Sonya F. Erickson
Lester J. Fagen
Brent D. Fassett
David J. Fischer
M. Wainwright Fishburn, Jr.
Richard H. Frank
Steven L. Friedlander
Thomas J. Friel, Jr.
Francis (nmi) Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. GardnerJon E. Gavenman
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Jacqueline I. Grise
Eric (nmi) Grossman
Kenneth L. Guemsey
Patrick P. Gunn
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Herschopf
John (nmi) Hession
Gordon (nmi) Ho
Suzanne Sowachka Hooper
Lila W. Hope
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Mark L. Johnson
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Kevin F. Kelly
Jason L. Kent
Charles S. Kim
Kevin M. King
James C. Kitch
Michael J. Klisch
Jason M. KoralBarbara A. Kosacz
Kenneth J. Krisko
John S. Kyle
Carol Denise Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Robin J. Lee
Ronald S. Lemieux
Natasha (nmi) Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Chet F. Lipton
Cliff Z. Liu
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Lori (nmi) Mason
Thomas O. Mason
Keith A. McDaniels
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Daniel P. Meehan
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch
Robert H. Miller(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: June 14, 2012

(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Chadwick L. Mills
 Patrick J. Mitchell
 Ali M.M. Mojdehi
 Ann M. Mooney
 Timothy J. Moore
 William B. Morrow, III
 Howard (nmi) Morse
 Frederick T. Muto
 Ryan E. Naftulin
 Stephen C. Neal
 William H. O'Brien
 Thomas D. O'Connor
 Ian (nmi) O'Donnell
 Kathleen (nmi) Pakenham
 Nikesh (nmi) Patel
 Timothy G. Patterson
 Amy Elizabeth Paye
 Anne H. Peck
 D. Bradley Peck
 David G. Peinsipp
 Nicole K. Peppe
 Susan Cooper Philpot
 Benjamin D. Pierson
 Frank V. Pietrantonio
 Mark B. Pitchford
 Michael L. Platt
 Christian E. Plaza
 Anna B. Pope
 Marya A. Postner
 Steve M. Przesmicki
 Seth A. Rafkin
 Frank F. Rahmani
 Marc (nmi) Recht
 Danielle Naftulin Reed
 Thomas Z. Reicher

Michael G. Rhodes
 Michelle S. Rhyu
 Lyle (nmi) Roberts
 John W. Robertson
 Ricardo (nmi) Rodriguez
 Kenneth J. Rollins
 Richard S. Rothberg
 Adam J. Ruttenberg
 Thomas R. Salley III
 Jessica Valenzuela Santamaria
 Glen Y. Sato
 Martin S. Schenker
 Joseph A. Scherer
 Marc G. Schildkraut
 William J. Schwartz
 Audrey K. Scott
 John H. Sellers
 Ian R. Shapiro
 Michael N. Sheetz
 Jordan A. Silber
 Brent B. Siler
 Stephen R. Smith
 Colleen P. Gillis Snow
 Tower C. Snow, Jr.
 Whitty (nmi) Somvichian
 Wayne O. Stacy
 Neal J. Stephens
 Donald K. Stern
 Anthony M. Steigler
 Steven M. Strauss
 Myron G. Sugarman
 Christopher J. Sundermeier
 Ronald R. Sussman
 C. Scott Talbot
 Mark P. Tanoury
 Gregory C. Tenhoff
 Michael E. Tenta
 Timothy S. Teter

Michael S. Tuscan
 Miguel J. Vega
 Erich E. Veitenheimer III
 Aaron J. Velli
 Lois K. Voelz
 Emily Woodson Wagner
 David A. Walsh
 David M. Warren
 Mark B. Weeks
 Steven K. Weinberg
 Mark R. Weinstein
 Thomas S. Welk
 Peter H. Werner
 Christopher A. Westover
 Francis R. Wheeler
 Brett D. White
 Andrew S. "Drew" Williamson
 Peter J. Willsey
 Mark Windfeld-Hansen
 Nancy H. Wojtas
 Jessica R. Wolff
 Nan (nmi) Wu
 Babak (nmi) Yaghmaie
 Christina (nmi) Zhang
 Kevin J. Zimmer

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Bain Capital Fund IX, L.P.
111 Huntington AvenueP
Boston, MA 02199

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

This private equity fund consists of
approximately 500 investors, none of which
owns 10% or more of Reston Hospital
Center, LLC, listed in par. 1(a) of the
affidavit as an Applicant.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2012-HM-008

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

- Supervisor Penelope A. Gross is a trustee on the Inova Health System Foundation's Board.

- John G. Lavoie of Cooley LLP provided an in-kind contribution in excess of \$100 to "Penny Gross For Supervisor."

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☒ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form. →

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

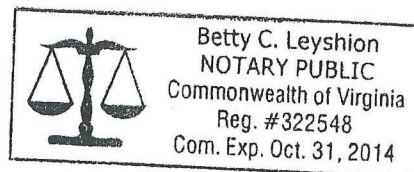
(check one) ☒ [] Applicant ☒ Applicant's Authorized Agent

Ben I. Wales, AICP, Senior Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 14th day of June 20 12, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2014

Betty C. Leyshion
Notary Public



Special Exception Attachment to Par. 3

DATE: June 14, 2012
(enter date affidavit is notarized)

116194

for Application No. (s): SE 2012-HM-008
(enter County-assigned application number (s))

Supervisors Penelope A. Gross and John W. Foust and their spouses attended the Inova Health System Foundation's 2011 Annual Gala with complimentary tickets having a face value in excess of \$100 each.

Stephen M. Cumbie, Chairman and Trustee on the Inova Health System Foundation Board and Trustee on the Inova Health System Services Board, donated in excess of \$100 to Chairman Sharon Bulova.

Supervisor Penelope A. Gross, a member of the Fairfax County Board of Supervisors and a Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Chairman Sharon Bulova through Penny Gross for Supervisor.

Todd A. Stottlemeyer, a Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Supervisors John C. Cook and Michael R. Frey, and in excess of \$100 to Pat Herrity for Congress.

(check if applicable)

☐ There are more disclosures to the listed for Par. 3, and Par. 3 is continued further on a "Special Exception Attachment to Par. 3" form.

RESTON HOSPITAL CENTER - TEMPORARY HELISTOP**STATEMENT OF JUSTIFICATION****JUNE 25, 2012****I. INTRODUCTION**

Reston Hospital Center, LLC ("Reston Hospital Center") and its associated medical campus has been providing quality medical services to Fairfax County residents for 50 years and is an integral part of the fabric of the planned Reston community and the region. To allow Reston Hospital Center to continue to appropriately serve its patients, it must have the ability to airlift patients to other medical centers for a higher level of care when necessary.

Reston Hospital Center is currently served by one helistop. Zoning approval has recently been granted to allow the construction of a medical office building in the location of the existing helistop. A permanent replacement helistop will be provided on the roof of the medical office building when it is complete. Reston Hospital Center seeks special exception approval to permit a temporary helistop until the medical office building and associated permanent rooftop helistop have been constructed.

The existing helistop is used in times of emergency to transport hospital patients to other medical facilities for immediate, high level specialty treatment not available at Reston Hospital. In such an emergency, speed of transport is critical. Airlifting a patient to another medical center is significantly quicker than transporting them by ambulance in our congested area. In such times of emergency, it is essential for Reston Hospital Center to be served by a helistop

II. BACKGROUND

On December 10, 1984, the Fairfax County Board of Supervisors (the "Board") permitted the establishment of Reston Hospital Center by approval of Special Exception SE 84-C-092. In 1987, after the Hospital's opening, the Plaza Medical Office Building, approved by RZ 85-C-005, also opened its doors, providing office space for physicians close to the hospital and ensuring greater convenience for local residents.

Since the 1980's Reston Hospital Center has grown significantly, both in terms of acreage and the floor space and services accommodated within it. More recently, on March 9, 2010, the Board approved RZ 2009-HM-014, which rezoned Reston Hospital Center to the PRC-Town Center zoning category. This approval also included several specific improvements to Reston Hospital Center, including an additional medical office building to be constructed in the location of the existing helistop. The roof of this building will accommodate a permanent helistop.

III. SPECIAL EXCEPTION PROPOSAL

Reston Hospital Center's existing helistop is located adjacent to the emergency department on the northern edge of the campus. This facility is to be replaced by a new helistop planned for the top of a medical office building, which will be constructed on the site of the current landing area. In advance of the medical office building and permanent helistop being constructed, this application seeks special exception approval, pursuant to Section 6-304 and Section 6-302(D)(5)(b)) of the Zoning Ordinance for a temporary, off-site helistop on a portion of an 11.4 acre parcel identified as Tax Map 17-1 ((1)) Parcel 14E. The portion of the parcel the subject of this special exception application is located east of Town Center Parkway, south of Baron Cameron Avenue and north of Cameron Glen Drive and is identified on the Special Exception Plat as "Limits of Special Exception Area" (the "Property"). The Property is currently undeveloped. As shown on the Special Exception Plat, the Property will cover an area of approximately 3,800 SF. Approximately 1,600 SF of the Property will be improved with grass pave to provide the helistop surface.

The proposed temporary helistop will be used primarily for MedEvac missions and other hospital-related emergencies. No inbound patients are anticipated to be transported to Reston Hospital Center via helicopter. Patients will be transported from Reston Hospital Center to the Property by ambulance using Town Center Parkway, Cameron Glen Drive and a private driveway serving the Robert E. Simons Children Center and the building at 1850 Cameron Glen Drive. The temporary helistop will be available for use 24 hours per day.

As described in a memorandum from Reston Hospital Center to the Director of Fairfax County Department of Public Works and Environmental Services, included as Exhibit A, the process of transferring a patient by helicopter from the Property will involve highly trained members of the Fairfax County Fire and Rescue Department, a Physicians Transport Services ("PTS") Critical Care Team, and the helicopter flight crew.

Prior to arrival of the helicopter or PTS ambulance to the Property, a Fairfax County Fire and Rescue vehicle will be dispatched to the temporary helistop site. This vehicle will park on the side of the private driveway adjacent to the Property and firefighters will prepare a landing zone using cones or lighting and will surround the landing area to ensure it is safe and secure. The Fire and Rescue team will be in contact with the helicopter flight crew at all times. The patient will be transported to the Property from the Reston Hospital Center by PTS ambulance, which will also park on the side of the private driveway. Prior to being transferred to the waiting helicopter, the patient will be placed onto a MedEvac stretcher and secured using straps. The helicopter flight crew will have received extensive training on the transfer and loading of patients across a variety of surfaces including grass and mud. No path or other hard surface is required between the private driveway and helistop to aid the transportation of patients.

The process that will be undertaken at the temporary helistop facility by Fairfax County Fire and Rescue staff, the PTS Critical Care Team and the helicopter crew is industry standard practice on a variety of landing surfaces, again including grass. This is reiterated by a letter sent to James Patterson by the lead pilot of MedStar Transport, included as Exhibit B, which

describes similar practices to that proposed on the Property currently operating at various other medial centers in the region.

Other than the proposed grass pave surface for the landing area, no other permanent facilities or markings are needed for the facility. As discussed above, vehicles associated with the proposed use will temporarily park on the side of the adjacent private driveway; no parking spaces are required. The special exception area will be secured throughout the process by Fire and Rescue staff.

For the following reasons, the Property provides an excellent location for a temporary helistop:

- A. The Property is proximate to the hospital. The helistop serving Reston Hospital Center must be on its campus or in the immediate surrounding area. Since there is no appropriate land available within Reston Hospital Center property due to impending construction and the existence of trees and overhead power lines, off-site options have been considered. Given its close proximity to, and easy access from, Reston Hospital Center, the Property provides an excellent location for a temporary helistop.
- B. The Property does not need significant improvement. The Property is currently undeveloped. The only improvement to the Property required for its proposed use is the laying of a grass pave surface for the landing/take-off area. This will ensure that despite providing an essential landing surface for helicopters, the Property will have little or no visual change from its current appearance. The grass pave surface will also be porous, ensuring that no surface runoff is generated by the proposed facility.
- C. The proposed helistop will be a temporary facility. The helistop will temporarily replace the existing landing area at Reston Hospital Center. The existing helistop must be removed to permit construction of a new medial office building. This medical office building will include a permanent helistop on its roof. Once the permanent helistop has been constructed, the proposed temporary facility would no longer be required.
- D. The temporary helistop is important to Reston Hospital Center. Reston Hospital Center is not required to provide a helistop. However, if a helistop was not provided, the campus would continue to be served by helicopters in times of emergency, but no formal landing area would be provided. In such circumstances, the flight crew would determine where the helicopter should be landed, which could be on a road surrounding Reston Hospital Center, on the site the subject of this application or on another property. Approval of this application will provide an approved, safe and secure landing area proximate to the Reston Hospital Center and will prevent the need to make decisions about where a helicopter could be landed, potentially delaying the transportation of a patient during emergency.

IV. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Property is located within Sub-Unit D-1 of the Reston-Herndon Suburban Center and is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses for hospital and associated medical office building uses. Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services.

V. MODIFICATIONS

The proposed development conforms to the provision of all applicable ordinances, regulations and standards with the following exceptions:

1. *Section 9-404.5. No area used by aircraft under its own power shall be located within a distance of 200 feet from any lot line.*

Reston Hospital Center seeks to modify this required setback to a minimum of 99 feet. Importantly, the proposal is only unable to meet the required 200 foot setback from the property boundaries to the south and west. However, adjacent land to the south is currently a wooded area and has not been previously developed. Land to the west has been developed with Town Center Parkway. We do not believe that the proposed reduction in the required setback for the temporary helistop would result in any additional impact to a neighboring property or use.

2. *Section 9-404.7. All areas used by aircraft under its own power shall be surrounded by a chain link fence, not less than six (6) feet in height.*

Reston Hospital Center seeks to modify this requirement. As discussed above the proposed helistop will only be used in times of emergency to transport hospital patients to other medical facilities for immediate, high level specialty treatment not available at Reston Hospital Center. The proposal seeks to minimize the impact to the openness and enjoyment of the Property at all other times. Further, when the helistop is needed, Fairfax County Fire and Rescue staff will mark out and secure the area. Fire and Rescue staff will maintain the security of the area throughout the process (i.e. the approach and landing of the helicopter, the loading of the patient and the helicopter's departure). The fence discussed in the Zoning Ordinance is not necessary for this temporary use.

3. *Section 11-106.10. A minimum of two parking spaces should be provided for a non-commercial helistop.*

Reston Hospital Center seeks to modify this Zoning Ordinance requirement. The only road using vehicles that will need to visit the helistop are a fire engine and an ambulance. These vehicles will need to park on the side of the private driveway, adjacent to the special exception area. No other parking spaces are required for

the proposed temporary use. The parking of the emergency vehicles on the side of the private driveway will replace the need for the minimum parking requirement set out in the Zoning Ordinance.

VI. CONCLUSION

Reston Hospital Center strives to provide high quality care for the citizens of Fairfax County. In order to continue providing the best care possible, especially at times of emergency, the Reston Hospital Center respectfully requests special exception approval for a temporary, off-site helistop. The temporary facility will not result in a change in the appearance of the Property and no infrastructure or facilities will be associated with it. Reston Hospital Center respectfully requests favorable consideration of this proposal by Staff, the Planning Commission and Board of Supervisors.



Ben I. Wales, AICP
Cooley LLP

510564 v2/RE



Reston Hospital Center

HCA Virginia Health System
HCA 12/06/06

MEMORANDUM

To: Mr. James Patteson, Director, Land Development Services
Department of Public Works, Fairfax County

From: Analena Valdes, Director, Cardiovascular Service Line
Reston Hospital Center

Re: Reston Hospital Center's Request for Alternate Landing Zone for Helicopters – Procedures

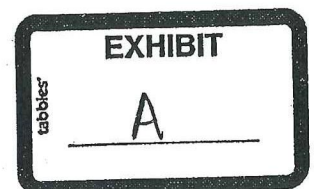
Date: January 24, 2012

Reston Hospital Center is seeking approval of a temporary helicopter landing site located at on a grassy area at 1800 Cameron Glen Drive in Reston (Map #: 0171 01 0014A) for medevac transports of our critical care patients in need of higher tertiary care services. Reston Hospital Center is undertaking expansion and renovations that will ultimately involve relocating the helipad from the parking lot area to the roof of the hospital. Until those renovations are completed an alternate, temporary location is required in order to provide medevac services to severely ill patients.

The proposed plan is to have a critical care transport helicopter land at the approved temporary site in collaboration with Fairfax County Fire and Rescue Department and Physicians Transport Service (PTS) Critical Care Team.

The following procedure is followed when Reston Hospital needs to medevac a patient:

- A call will be placed to the Medevac Communications Center, information is provided about the patient, and helicopter transportation is then arranged to the hospital providing a higher level of care.
- The medevac communication specialist then calls Fairfax County Communications informing them a helicopter is being sent to the approved temporary landing site and provides an estimated time of arrival.
- Fairfax Communications will then dispatch a Fire and Rescue Department County Engine Company to the landing zone. The firefighters, who are trained in landing zone operations, will be in constant communication with the helicopter as they approach the landing zone, and will assure the landing zone is secured and appropriately marked with cones and flares as per medevac landing requirements. Medevac pilots are trained and experienced in approaches and landings to both prepared and unprepared areas where cones, flares, or landing site flashers



serve the same purpose as a painted pad. The firefighters will provide a landing zone report to the pilot via radio and inquire if any sort of supplemental lighting is required; many medevac programs utilize night vision goggles and additional landing zone lighting is often not required.

- As the helicopter approaches the landing zone, the pilot will always do at least one fly by to survey the scene to ensure it is secured for landing. Once the determination has been made that the scene is adequate, the pilot will advise the Engine Company that the aircraft is on final approach and land the helicopter. Once on the ground, the pilot will shut the helicopter down and will remain at the landing site.
- A Physician Transport Service (PTS) ambulance will be on site waiting for the helicopter to land and will transport the flight team and their equipment to the hospital. Once the patient has been secured and transferred onto the PTS stretcher, the ambulance will transport the flight crew back to the landing zone. Ambulances are always required to maintain a stand-off distance from a helicopter to avoid inadvertent contact with the rotors or aircraft body, so the PTS ambulance will park on the paved surface immediately adjacent to the temporary landing site.
- With the assistance of the PTS crew, the patient is transferred from the PTS ambulance stretcher onto the medevac stretcher and secured with the appropriate straps. From that point, the flight crew, who has received extensive training on transfer and loading of patients, is in charge of moving the stretcher to the helicopter. A large portion of the flight crew's training and experience is in safe patient movement across a wide variety of surfaces to include pavement, gravel, grass, and mud. The flight crew will enlist the help of the PTS crew and or Engine Company members to accomplish safe patient movement and loading.
- Once the patient is secure inside, the flight crew performs a walk around of the aircraft and a signal is given to both the Engine Company and pilot that the helicopter is clear to lift. The pilot starts the engines, performs safety checks and lifts off. During this time, the Engine Company continues to secure the location until the medevac has cleared the area.

In my extensive experience as a critical care flight nurse and paramedic for Washington Hospital Center MedSTAR Transport, AirTrek, INOVA AirCare and EMS leader in Fairfax and Loudoun Counties, I have participated in the process of landing helicopters from the perspective of both aircrew member and ground crew. The process described above is industry standard practice, is time tested at temporary landing zones on many types of surfaces such as grass, dirt and concrete as well as in a wide variety of locations. Medevac transport companies work very closely with fire and EMS departments, private ambulance services and hospital staff to ensure a seamless and safe environment for both the patient and teams.

The goal of Reston Hospital Center is to provide the community with an efficient process with the least amount of disruption in order to provide a continuum of a care for our patients in need of specialized services.

I hope that you find this information to be helpful as you consider the intricacies of our issue. If you have any questions on this matter please feel free to contact me at 703-689-9131 or Analena.valdes@hcahealthcare.com. Thank you.

January 12, 2012

Mr. James Patteson
Director, Land Development Services
Department of Public Works
Fairfax County
12055 Government Center Parkway
Fairfax, VA 22035-5504

Dear Mr. Patteson:

I am writing regarding Reston Hospital Center's potential Special Exception request to allow a temporary helipad use on a grassy area at 1800 Cameron Glen Drive (Map #: 0171 01 0014A). I understand that there have been questions regarding the normalcy of utilizing a grass landing surface and my letter will hopefully provide you with data that is helpful to the discussion.

We routinely land on grass surfaces considered unimproved landing areas at Holy Cross Hospital, Germantown Emergency Center, Doctors Community (West Lanham Fire Department), Bowie Health Center, and Belvoir Community Hospital as well as scene requests where there is no formal helipad. All of these require hospital security or fire department to determine landing area is secure, set up portable lights, and prevent encroachment by vehicles or pedestrians, etc. Reston Hospital has informed me that Fairfax County has agreed to provide these services for Reston Hospital transports.

Our Landing Zone Procedures are available on our website and contains a section for selection of a landing zone that you may find helpful.

http://www.medstartransport.com/index.php?option=com_content&view=article&id=106&Itemid=117

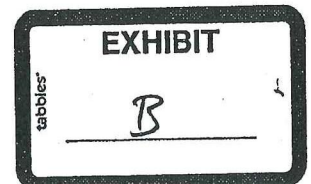
I hope that this information helps to confirm our capability to operate helicopters on grass surfaces. Please let me know if you have any further questions.

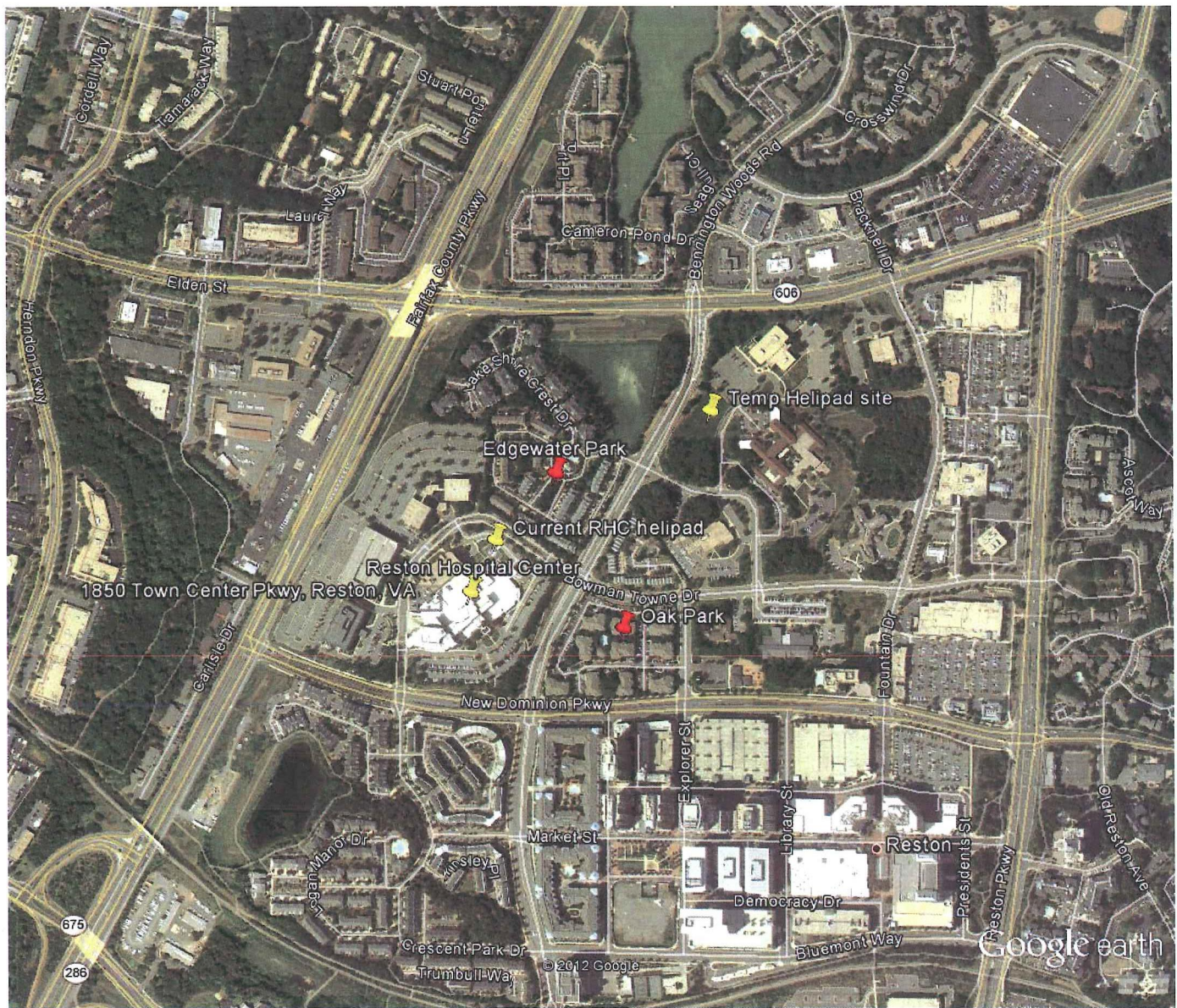
Sincerely,



Scot Deabs
Metro Aviation, Inc.
Lead Pilot - MedSTAR Transport
301.680.8364

Cc: Regina Coyle, Fairfax County Planning and Zoning Department

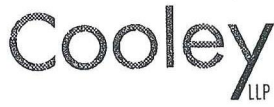




Google earth

feet
meters





Ben I. Wales
T: +1 703 456 8609
bwales@cooley.com

June 25, 2012

Mary Ann Tsai
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: SE 2012-HM-008 – Temporary Helistop Application

Dear Mary Ann:

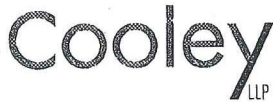
Per your request, this letter has been prepared to address the requirements of Section 9-403, para. 3. of the Fairfax County Zoning Ordinance as part of the above referenced special exception application. As you are aware, the application is proposing a temporary helistop. The site of the existing helistop at the Reston Hospital Center is scheduled for redevelopment and a permanent replacement helistop is planned on the hospital campus. The helistop being proposed through this special exception application will provide a temporary landing area until the permanent replacement helistop has been constructed.

Reston Hospital Center and Surrounding Residential Communities

As shown in the attached Google Earth image, the current helistop at Reston Hospital Center is located within close proximity to residential development. It is within 100 yards of the Edgewater neighborhood to the north, which abuts the Reston Hospital Center property, and is located across Town Center Parkway from the Oak Park neighborhood to the east. The West Market neighborhood is located furthest from the current helistop across New Dominion Parkway to the south. It is important to note that during a recent rezoning and Proffered Condition Amendment ("PCA") process, which sought a range of additions and improvements to the Reston Hospital Center campus and which is generating the need for this special exception application, these residential communities were contacted regularly and did not oppose the rezoning and PCA application. In fact, some members of the communities wrote letters and testified in support of the application. Reston Hospital Center has regular communications with the Board of Directors and management companies for each community. Most recently, this included an invitation to a presentation of the proposed temporary helistop application provided to the Reston Planning and Zoning Committee.

Location of the Proposed Temporary Helistop

The proposed temporary helistop will have less potential to affect residential areas than the existing helistop at the Reston Hospital Center. It is located across Town Center Parkway from the pond on the Edgewater neighborhood property to the west, placing it further away from



Mary Ann Tsai
June 25, 2012
Page Two

those residential units than the current helistop location. The proposed helistop would also be buffered by stands of trees on Fairfax County property to the south, and by commercial uses to the north (the North County Government Center) and, across Baron Cameron Parkway, retail and restaurant uses. Cameron Glen Health and Rehab Center is located to the east.

Reduction in Helicopter Visits to Reston Hospital Center

We also anticipate a reduction in possible noise impacts from the temporary helistop resulting from less Medevac occurrences. In 2011 there were only 31 Medevac transports, equaling, on average, less than 1 per week. As we move to the proposed temporary helistop, an even greater effort will be made to transport patients who need transfer in an emergency by ambulance. This can be accomplished by moving patients at risk sooner – before a crisis – whenever possible. Though emergencies cannot be predicted, the Reston Hospital Center staff will make every effort to transport via ambulance whenever possible.

Noise Levels and Duration

Decibel levels for the helicopters to be used are 81.6. This is 7 decibels below the national standard. Every effort is made to land a helicopter as quickly as possible, within safety limits. Once a helicopter is on the ground, shut down of the rotors takes approximately 90 seconds. As the helicopter awaits the patient transfer the rotors are off. Once the patient transfer is made, the helicopter will prepare to leave the landing zone. It takes approximately 2-3 minutes for the rotors to start up and reach the required state for lift off. Upon lift off, the helicopter will leave the area as quickly as possible. Therefore, care will be taken to keep the noise disruption associated with the transport to a minimum.

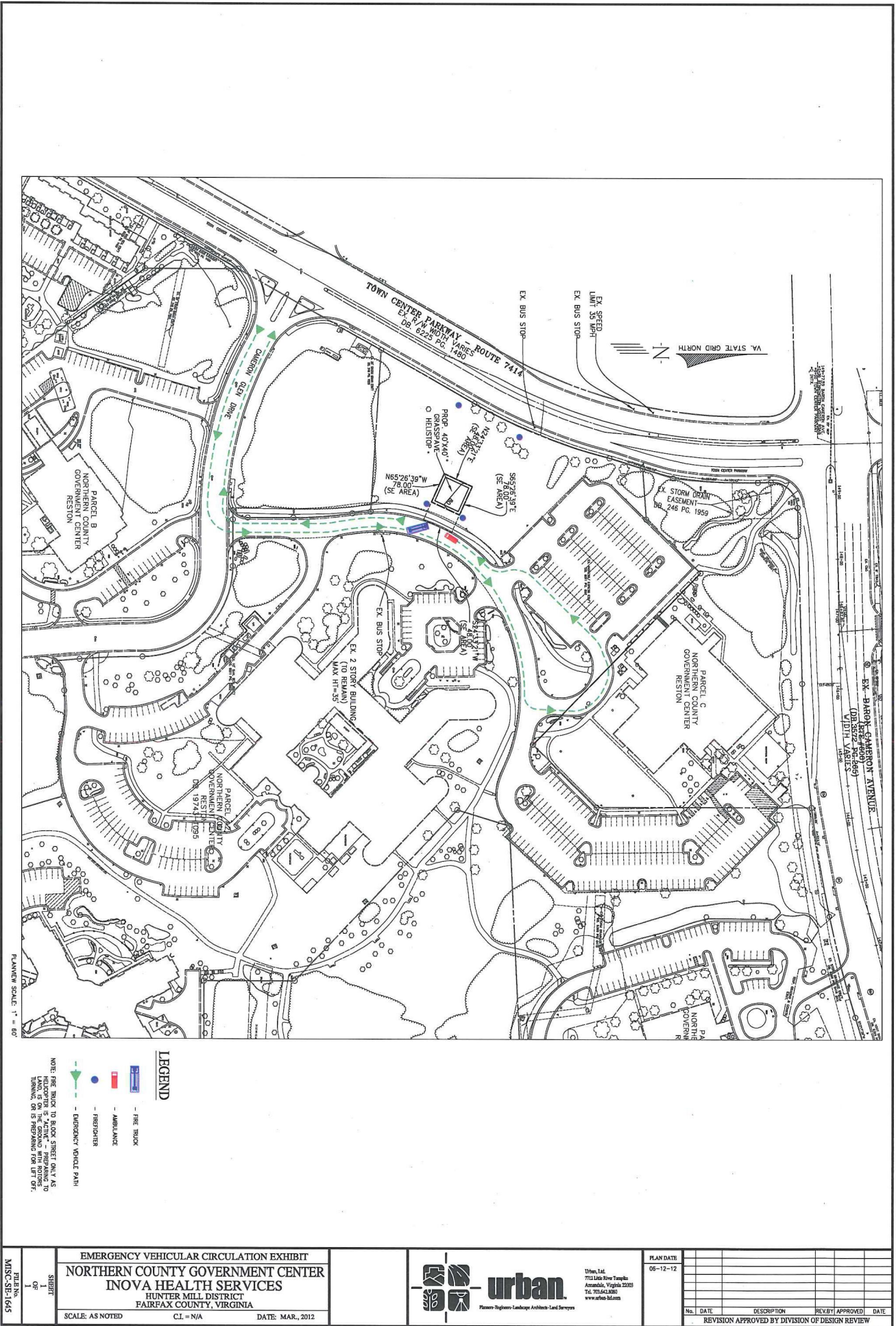
We believe that this letter sufficiently addresses the requirements of the Zoning Ordinance. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Ben I. Wales".

Ben I. Wales

523214 v1/RE

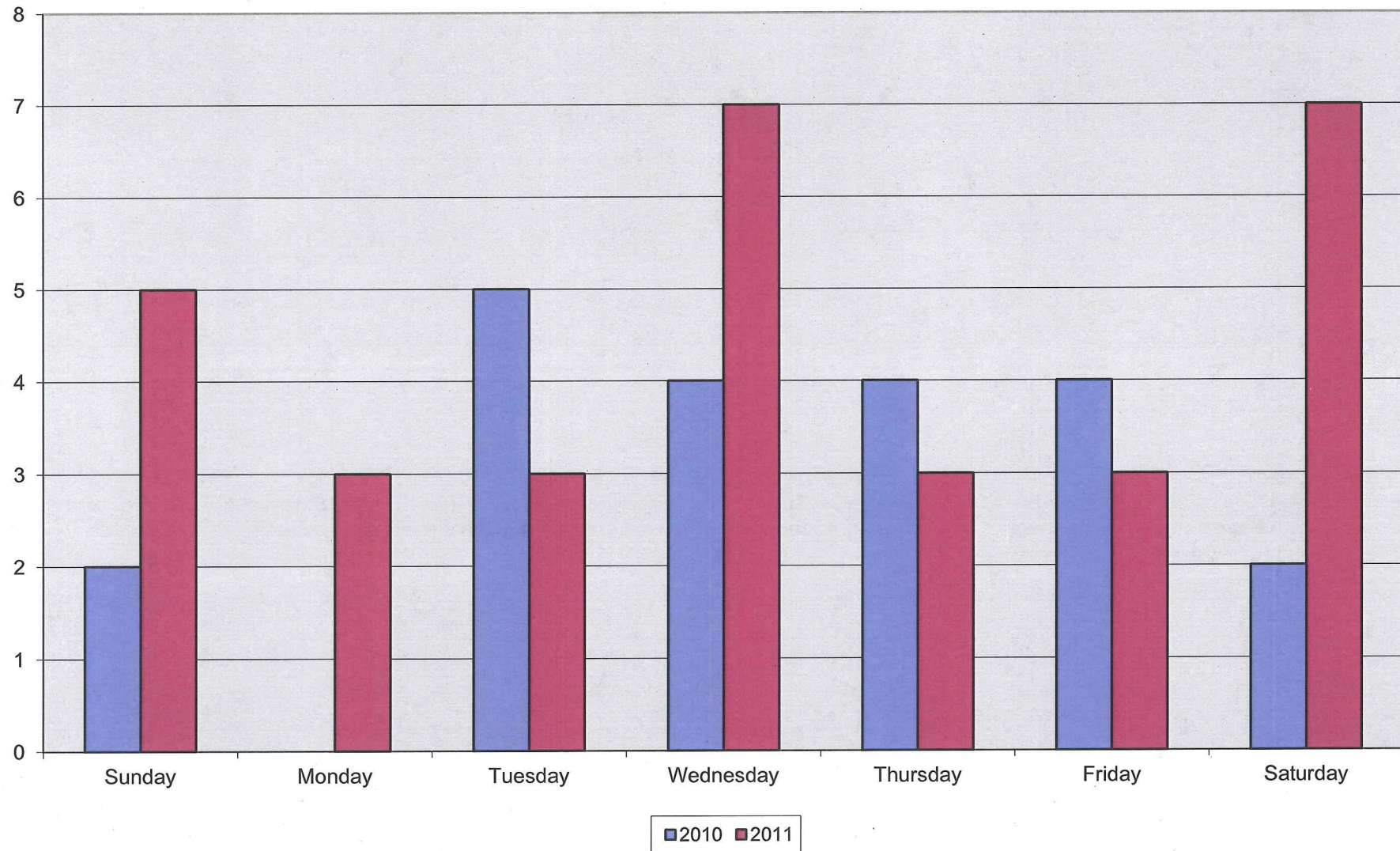


Medevac Procedures for Reston Hospital Center from 1800 Cameron Glen Drive

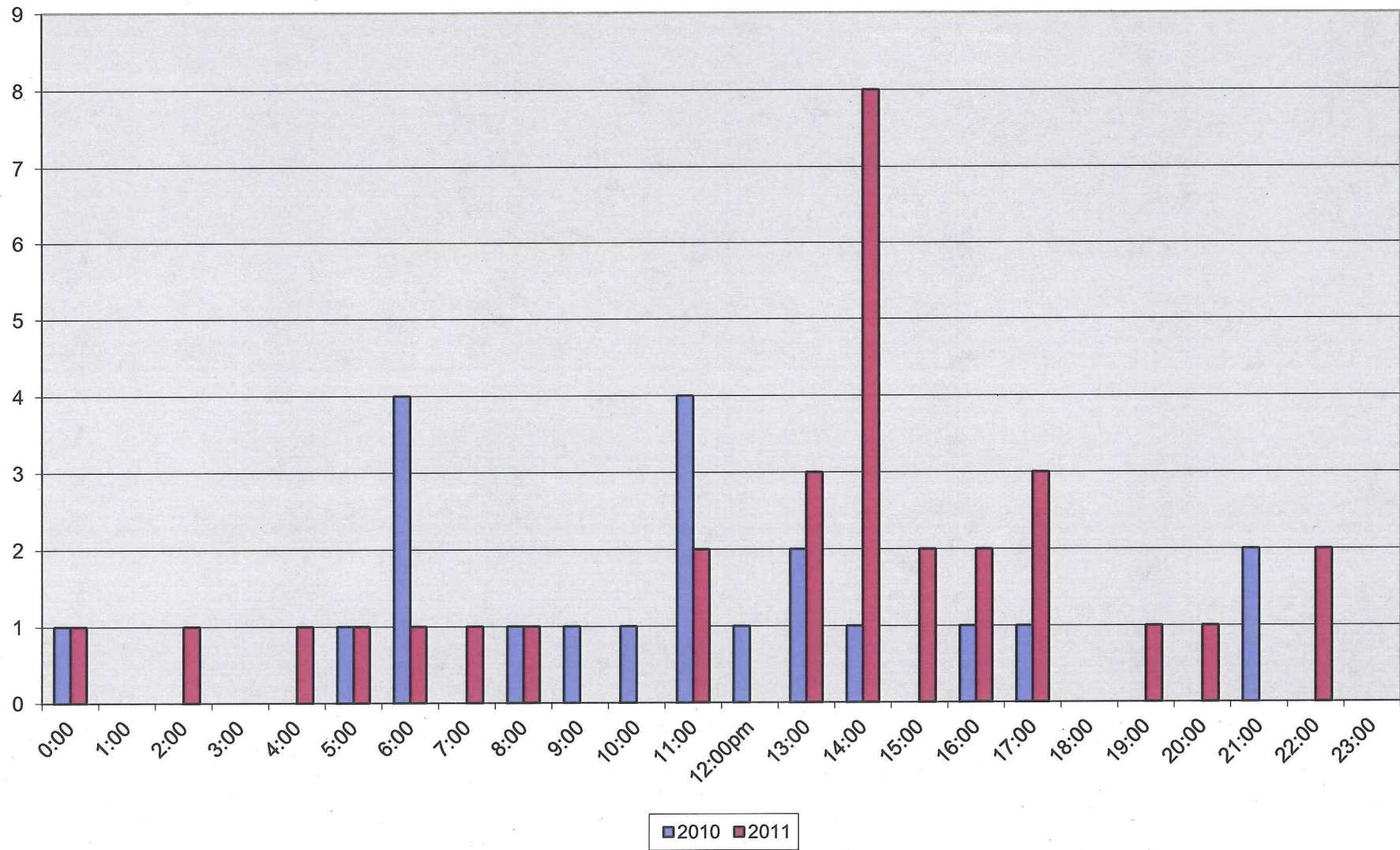
1. When Reston Hospital needs to medevac a patient a call will be placed to the Medevac Communications Center, information will be provided about the patient, and helicopter transportation will be arranged to the hospital providing a higher level of care.
2. The medevac communication specialist then calls Fairfax County Communications informing them that a helicopter is being sent to the approved temporary landing site at 1800 Cameron Glen Drive and provides an estimated time of arrival.
3. Fairfax Communications will then dispatch a Fire and Rescue Department County Engine Company to the temporary landing zone. A PTS ambulance will also be dispatched to the landing zone to await the flight crew and patient transfer. As per the attached diagram, the engine company and the ambulance will enter property via Cameron Glen Drive from Town Center Parkway. They will pass the landing zone and turn around in the North County Government Center parking lot returning to stage in front of the landing zone pointing south for easy exit.
4. The Fire and Rescue Department County Engine Company members, who are trained in landing zone operations, will be in constant communication with the helicopter as they approach the landing zone, and will assure the landing zone is secured with their personnel and appropriately marked with cones and flares as per medevac landing requirements. Medevac pilots are trained and experienced in approaches and landings to both prepared and unprepared areas where cones, flares, or landing site flashers serve the same purpose as a painted pad. The firefighters will provide a landing zone report to the pilot via radio and inquire if any sort of supplemental lighting is required; many medevac programs utilize night vision goggles and additional landing zone lighting is often not required. They will position the fire engine to block Cameron Glen Drive to provide a safety barrier as the helicopter prepares to land.

5. As the helicopter approaches the landing zone, the pilot will always do at least one fly by to survey the scene to ensure it is secured for landing. Once the determination that the scene is adequate, the pilot will advise the Engine Company the aircraft is on final approach and land the helicopter. Once on the ground, the pilot will shut the helicopter down and will remain at the landing site. Once the rotors are shut down the fire engine will be repositioned to open Cameron Glen Drive to traffic.
6. The PTS ambulance will be on site waiting for the helicopter to land and will transport the flight team and their equipment to the hospital. Once the patient has been transferred onto the PTS stretcher, the ambulance will transport the flight crew back to the landing zone, again entering via Cameron Glen Drive, turning around in the parking lot and positioning in front of the landing zone facing south.
7. With the assistance of the PTS crew, the patient is transferred from the PTS ambulance stretcher onto the medevac stretcher and secured with the appropriate straps. From that point, the flight crew, who has received extensive training on transfer and loading of patients, is in charge of moving the stretcher to the helicopter. A large portion of the flight crews training and experience is in safe patient movement across a wide variety of surfaces to include pavement, gravel, grass, and mud. The flight crew will enlist the help of the PTS crew and or Engine Company members to accomplish safe patient movement and loading.
8. Once the patient is secure inside the helicopter, the flight crew performs a walk around of the aircraft and a signal is given to both the Engine Company and pilot that the helicopter is clear to lift. The fire engine will be repositioned to block Cameron Glen Drive to traffic.
9. The pilot starts the engines, performs safety checks and lifts off. During this time, the Engine Company continues to secure the location until the medevac has cleared the area.
10. When liftoff is complete, the fire engine, crew, and PTS ambulance will leave the area.

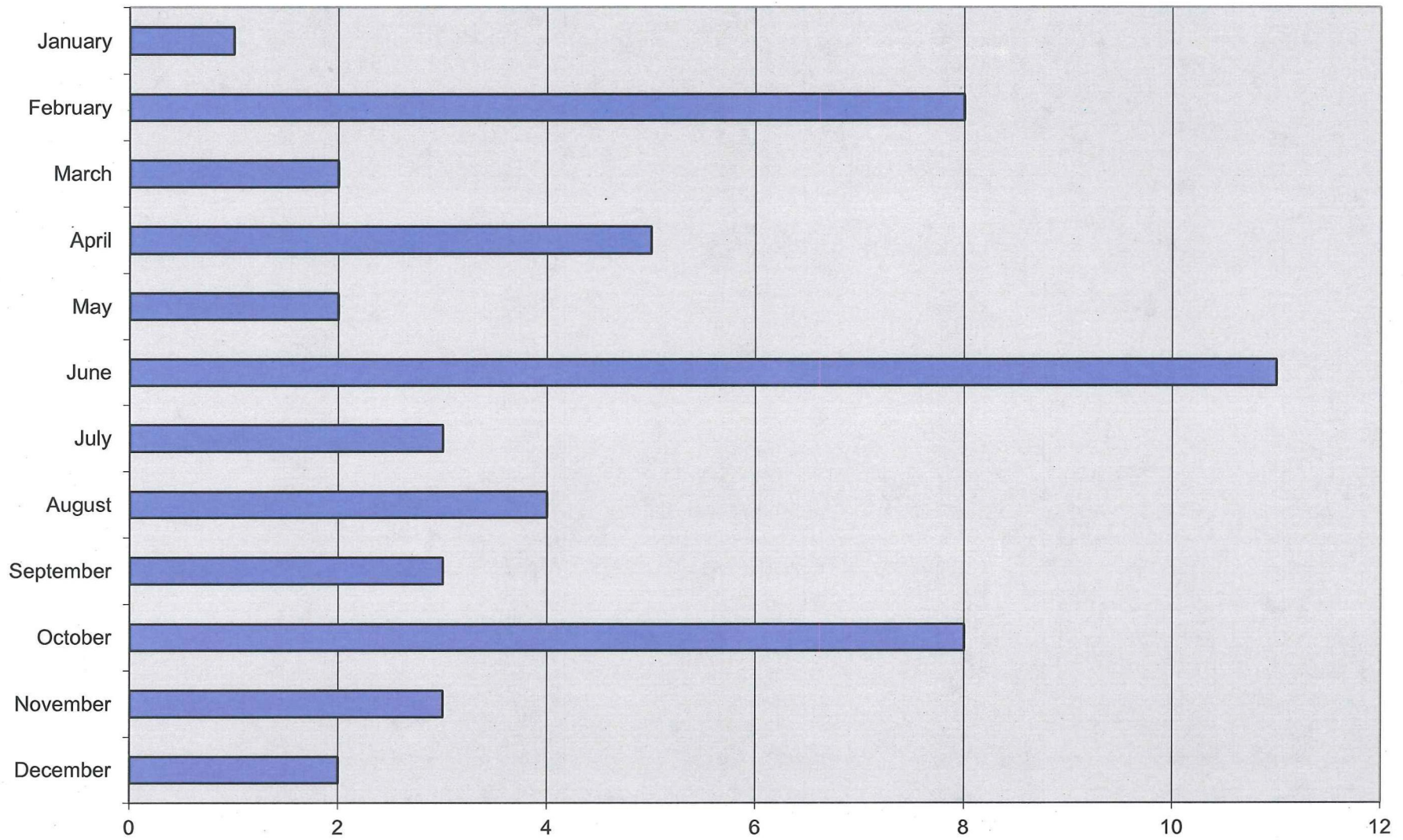
Medivacs by Year/ Day



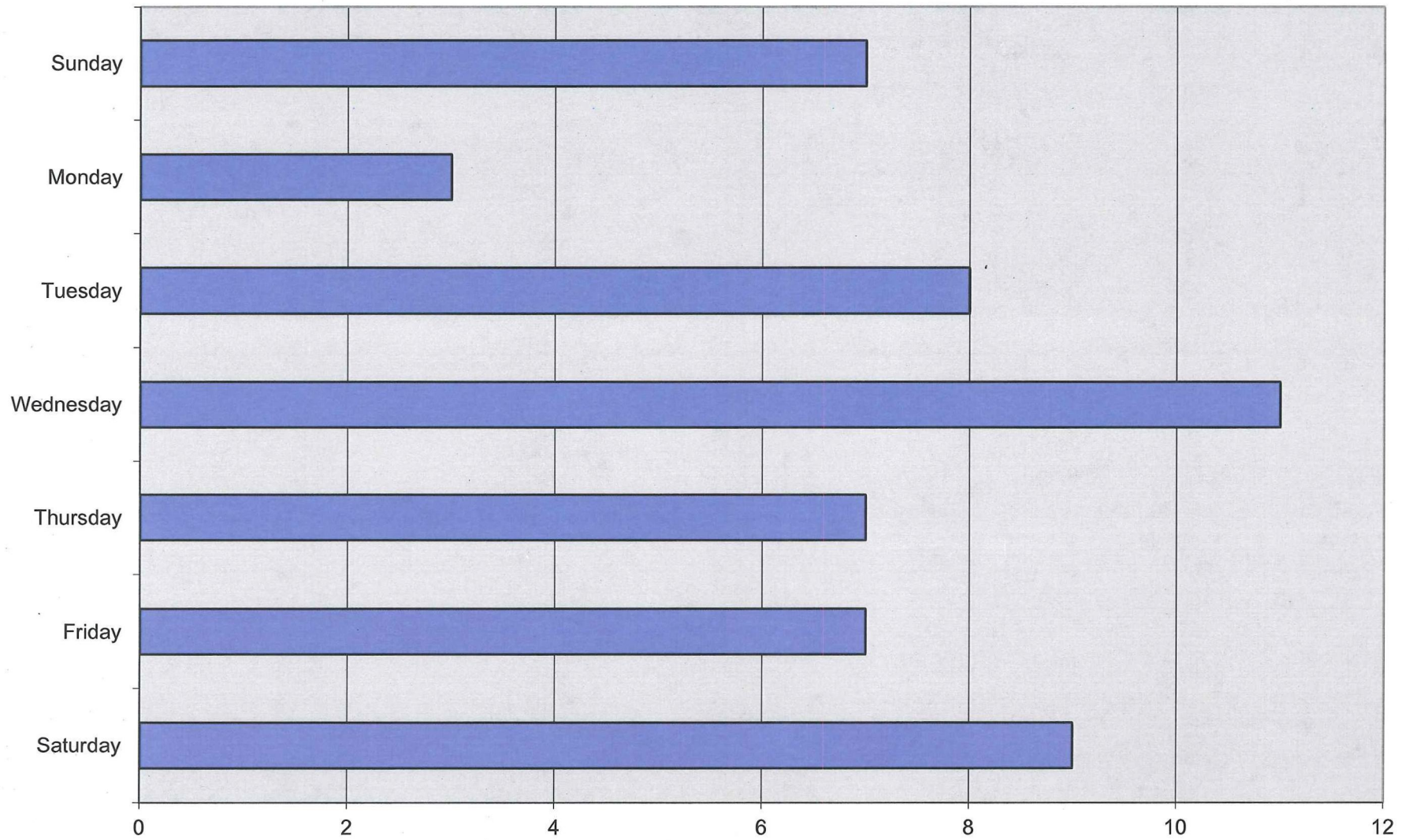
Medivacs by Year/ Time



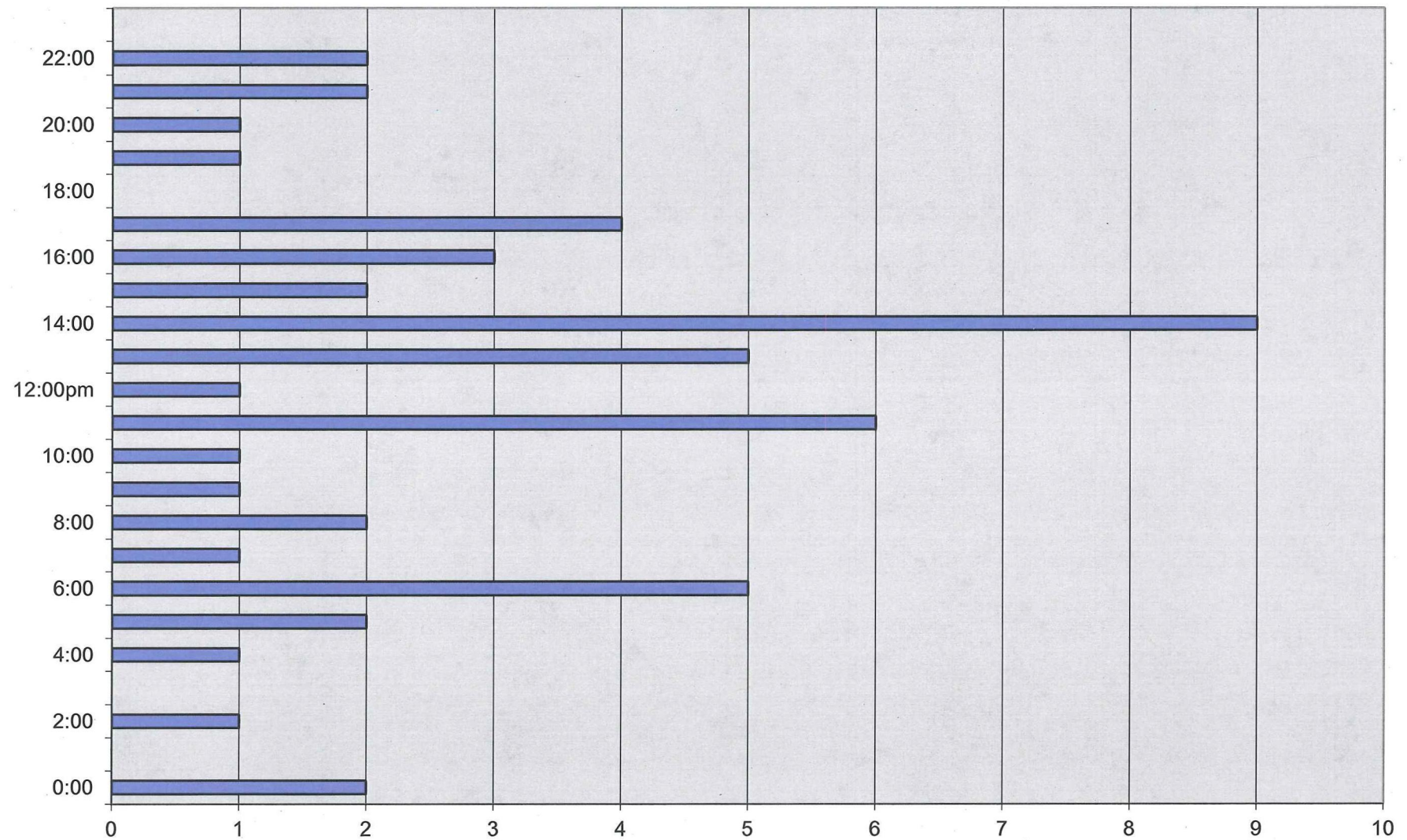
Medivacs by Month (2010-2011 running)



Medivacs by Day (2010-2011 running)



Medvacs by time (2010-2011 running)





County of Fairfax, Virginia

MEMORANDUM

DATE June 15, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis and Environmental Assessment:** SE 2012-HM-008
Reston Hospital – Temporary Helipad

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through May 4, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant is seeking approval for a temporary helipad to be located offsite near the existing Reston Hospital while construction takes place at the current location. The proposed temporary location is less than ¼-mile from the current location. It is anticipated that the proposed temporary helipad will be used only to transport patients from Reston Hospital to other medical facilities for medical care and procedures which are not available at the Reston location. During the 2011 calendar year this type of transport was provided 31 times. While the applicant has indicated that efforts will be made to reduce this number during the use of the temporary helipad, it is anticipated that a similar number of helicopter transports may be required during the use of this facility. The proposed use will result in no new floor area or parking at the temporary facility.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Area III, Upper Potomac Planning District, Reston-Herndon Suburban Center. The property is zoned PRC. The subject property is located east of Town Center Parkway, south of Baron Cameron Avenue and North of Cameron Glen Drive. All surrounding properties are zoned PRC. Properties to the north are commercial uses, to the south is the Reston Regional Library, to the east is vacant land owned by the Fairfax County Park Authority and to the west is single-family attached and multi-family residential development.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area III, 2011 edition, Upper Potomac Planning District as amended through March 6, 2012, Reston-Herndon Suburban Center and Transit Station Areas, pages 46-47:

"Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

As an option, the Reston Hospital Center campus (approximately 30 acres in size) located northwest of the intersection of New Dominion Parkway and Town Center Parkway may be developed with a mix of medical office and hospital uses at up to a 1.0 FAR. This additional development will be focused in the area to the south and east of Town Center Drive, provided that the following conditions are met:

- A quality site layout should be provided, with consolidated vehicular access, appropriate pedestrian connections linking the medical campus to existing sidewalks, transit amenities such as bus shelters, landscaped seating and picnic areas for employees and visitors to the hospital, and appropriate screening and buffering against neighboring residential uses;
- A Transportation Demand Management (TDM) program consistent with the traffic management system for the Reston Town Center should be formulated and implemented to mitigate traffic associated with additional development on the property. The TDM program should include the following elements:
 - a) Installation and maintenance of on-site bus stops, bus shelters or other similar facilities associated with bus and shuttle service to, through and from the property;
 - b) Financial or other incentives to facilitate employee use of alternative modes of transportation, including incentives to utilize ride sharing programs;
 - c) Contributions for any increased bus service demand that results from additional development on the property;
 - d) Any other elements necessary to mitigate the traffic impact of additional development on the property;
- Expansions of or additions to the existing hospital facility should be completed within or adjacent to the building footprint of the existing structure to the extent feasible;

- Building heights should be limited to 120 feet, and utilize architectural treatments or designs that minimize the mass and bulk of those structures located closest to existing residential uses north of the property;
- New above-grade parking structures should be designed and/or screened to minimize the appearance of mass and bulk;
- Medical office use should not exceed 50 percent of the development's total square footage, unless it can be demonstrated that the traffic impact of a higher percentage of medical office uses can be appropriately mitigated; and
- Within the Reston Hospital Center campus, individual parcels may exceed 1.0 FAR provided the entire Reston Hospital Center campus does not exceed the 1.0 FAR intensity."

Environment

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 11, the Plan states:

"Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise."

COMPREHENSIVE PLAN MAP: Public Facilities, Governmental and Institutional

LAND USE ANALYSIS

The Comprehensive Plan provides no specific guidance for the proposed helipad at this location. However, air transportation is recognized as a common component of emergency medicine. The current use of the helipad is infrequent and it is anticipated that the temporary location will be used infrequently as well. The applicant has indicated a willingness to accept a number of development condition intended to minimize impacts to adjacent properties, including a time limit on the proposed temporary helipad. The Planning Division staff finds that the proposed use is in harmony with the land use recommendations of the Comprehensive Plan.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Noise

While some noise impacts are anticipated from the proposed temporary helipad, staff recognizes the need for the facility. The use will continue in generally the same area as the existing helipad.

Barbara Berlin
SE 2012-HM-008
Page 4

The limited number of flights which are anticipated are not expected to result in a persistent noise presence in the area. Staff recognizes that the proposed use is intended for a limited number of flights annually for the sole purpose of providing emergency medical transport when no other alternatives are viable.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: June 12, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT *AKR*
AKIZ

FILE: 3-5(SE 2012-HM-008)

SUBJECT: SE 2012-HM-008; Reston Hospital Center, LLC
Land Identification Map: 17-1-((01))-0014E (part)

This department has reviewed the special exception plat revised through May 4, 2012. We have the following comments:

- The applicant explained that helicopter landing and take-off would not impede traffic flow on Town Center Parkway, which is on the western border of the site. Traffic on the interior private drive of the property would be stopped while the helicopter rotor is in operation. Traffic would be allowed to proceed once the rotor is shut down.
- The ingress and egress routes of emergency vehicles were an initial concern. The applicant clarified that the ambulance and fire truck would use Cameron Glen Drive to access the private road and the parking lot to the north as a turnaround when exiting the site. The applicant should provide an exhibit that displays the circulation and emergency vehicle parking.

AKR/AY



County of Fairfax, Virginia

MEMORANDUM

DATE: 6/20/2012

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Plan Application # SE 2012-HM 008, Reston Hospital Center, Special Exception Plat dated May 4, 2012, LDS Project # 7842-ZONA-005-1, Tax Map #71-1-01-0014-E, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

The applicant has not provided a Stormwater Information Sheet (LTI 06-06).

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this redevelopment (PFM 6-0401.2B) project (PFM 6-0401.1, CBPO 118-3-2(f) (2)). Applicant needs to show the location of the proposed water quality control on the SE plan.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints from the proposed helistop area on file.

Stormwater Detention

Stormwater detention is not required if the applicant is not proposing to increase the impervious area (LTI 21-88).

Site Outfall

An outfall narrative has not provided. Applicant need to provide outfall narrative on SE plan per ZO 9-0011.J(2)(c)).



Mary Ann Tsai, Staff Coordinator

Special Exception Plan Application # SE 2012-HM 008, Reston Hospital Center

June 20, 2012

Page 2 of 2

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Shahab Baig, Chief North Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

May 25, 2012

TO: Mary Ann Tsai, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

HUN

SUBJECT: Reston Hospital Center, SEA 2012-HM-008

I have reviewed the above referenced Special Exception Amendment application, including a Statement of Justification and Special Exception Plan, stamped as received by the Zoning Evaluation Division (ZED) on May 7, 2012.

No tree removal or planting is proposed with this plan. Forest Conservation Branch staff has no comments to make at this time.

If there any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMID #: 170441

cc: RA File
DPZ File





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD *SS*

DATE: May 24, 2012

SUBJECT: SE 2012-HM-008, Reston Hospital Center LLC Helistop
Tax Map Number(s): 17-1 ((1)) 14E (part)

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources or service levels of the Park Authority.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Mary Ann Tsai

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

P:\Park Planning\Development Plan Review\DPZ Applications\SE\SE 2012\SE 2012-HM-008\SE 2012-HM-008 Rpt.docx



County of Fairfax, Virginia

MEMORANDUM

DATE: May 24, 2012

TO: Mary Ann Tsai
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. SE 2012-HM-008
Tax Map No. 017-1-((01))- 0014E pt.

The above referenced zoning application does not involve the use of any sanitary sewer facilities.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes



REVISED
Proposed
SITE PLAN USE AND PARKING TABULATION REVISION

6438-PS-02-1

Original Site Plan # 6438-SP-01-1

Tax Map # 17-1 ((1)), Parcels 14E and 14C

Project Name: Northern County Government Center

Planning: PRC

Rezoning Case #: 74-2-113

Proffered: [X] Yes [] No

Proffered Use Restrictions (1) None

ADDRESS	LIST EACH FLOOR Include Base-ment	Suite #	USE (2)(3)(4)	USE BY			SQ. FT. GROSS	SQ. FT. NET	# SEATS	# DOCTORS AND PRACTITIONERS	# REPAIR BAYS	# EMPLOYEES	# EXAM OR TREATMENT ROOMS	O T H E R	PARKING RATE (5) REQUIRED PER CODE	TOTAL # PARKING SPACES REQUIRED FOR THIS USE
				R I G H T	U S E S P E C I F I C A L	S E P A R A T E										
1800 Cameron Dr.	1&2		Nursing Home	X			97,880					50		179 Resident	1 sp/3 res 1 sp/emp	110
	1&2		Home for Elderly	X								8		61 Units	1 sp/4 unit 1 sp/emp	24
	1		Child Care		X		5,900							99 Children	1 sp/200	19
	B		Personal Care	X			220								1 sp/200	2
1850 Cameron Dr.	1&2		Office	X			58,000								3 sp/1,000	174
Required Total for Entire Site Plan.....																326
Total Parking Spaces (Excluding Loading Spaces) available and useable on the area covered by this site plan (6).....																440

List proffered Use Prohibitions or Limitations.

In buildings where one floor has more than one use (medical offices, general office & retail, personal services) use separate line for each use. Units which are vacant shall be included, the intended use shall be indicated and parking allocated thusly. Developer should make an initial parking assignment for each unit on the site plan. If developer, condo., association or landlord wishes to make changes to assigned number of spaces after occupancies have begun, a site plan revision for reallocation of parking will be required. This form, when properly completed and certified, is intended to be such a site plan revision. If use is a Grandfathered use, it may be calculated at previous code parking rate if so identified and justification is submitted. Certification is taken to mean that number of parking spaces shown as being provided, are actually available on the site and useable (not occupied or blocked by dumpsters, air conditioners, incinerators, storage trailers, etc.) and that all uses on the site have been included in the above listing.

(Applicant)

CERTIFIED CORRECT: (6)

Engineer's Signature

Date

MAY 7 91

County Approval by

Date 24 Sept 91

5/29/91

Existing
SITE PLAN USE AND PARKING TABULATION-REVISION

Original Site Plan # 6438-SP-01-1

Tax Map # 17-1 ((1)), Parcels 14E and 14C

Project Name: Northern County Government Center

Zoning: PRC Rezoning Case #: 74-2-113 Proffered: ☒ Yes ☐ No Proffered Use Restrictions (1) None

ADDRESS	LIST EACH FLOOR Include Base-ment	Suite #	USE (2)(3)(4)	USE BY			SQ. FT. GROSS	SQ. FT. NET	# SEATS	# DOCTORS AND PRACTITIONERS	# REPAIR BAYS	# EMPLOYEES	# EXAM OR TREATMENT ROOMS	O T H R	PARKING RATE (5) REQUIRED PER CODE	TOTAL # PARKING SPACES REQUIRED FOR THIS USE
				R I G H T	U S S P E C I A L	S E P X C E I P T										
1800 Cameron Dr.	1&2		Nursing Home	X			97,880	---	---	---	---	50	---	150 Resident	1 sp/3 res 1 sp/emp	100
	1&2		Home for Elderly	X				---	---	---	---	8	---	90 Units	1 sp/4 unit 1 sp/emp	31
	1		Child Care		X		5,900	---	---	---	---	---	---	99 Children	As per SP	19
	B		Personal Care	X			220	---	---	---	---	---	---	---	1 sp/200	2
1850 Cameron Dr.	1&2		Office	X			58,000	---	---	---	---	---	---	---	3 sp/1,000	174
Required Total for Entire Site Plan.....																326
Total Parking Spaces (Excluding Loading Spaces) available and useable on the area covered by this site plan (6).....																440

ZONING

- (1) List proffered Use Prohibitions or Limitations.
- (2) In buildings where one floor has more than one use (medical offices, general office & retail, personal services) use separate line for each use.
- (3) Units which are vacant shall be included, the intended use shall be indicated and parking allocated thusly.
- (4) Developer should make an initial parking assignment for each unit on the site plan. If developer, condo., association or landlord wishes to make changes to assigned number of spaces after occupancies have begun, a site plan revision for reallocation of parking will be required. This form, when properly completed and certified, is intended to be such a site plan revision.
- (5) If use is a Grandfathered use, it may be calculated by using code parking rate if so identified and justification is submitted.
- (6) Certification is taken to mean that number of parking spaces shown as being provided, are actually available on the site and useable (not occupied or blocked by dumpsters, air conditioners, incinerators, storage trailers, etc.) and that all uses on the site have been included in the above listing.

(Applicant)

CERTIFIED CORRECT: (6)

Engineer's Signature

Date May 7, 91

County Approval by

Date

Site Plan Owners, Landlords, Condominium Association - Concurrence with Tabulation

5/29/91

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

6-302 Permitted Uses

Subject to the use limitations set forth in Sect. 305 below and the exceptions permitted by Sections 303 and 304 below, the following and similar uses as may be approved

shall be permitted only in those locations respectively designated Residential, Neighborhood Convenience Center, Village Center, Town Center and Convention/Conference Center on an approved development plan and PRC plan, if applicable, prepared in accordance with the provisions of Article 16.

D. The following uses are permitted in those locations approved for a Town Center, which should be a central location for retail, community and leisure uses on a scale serving the planned community and the surrounding area. There should be no more than one town center in a new town, and it should contain a mixture of uses such as residential, community, office, retail, entertainment and specialty shops. The uses should be well integrated and contain unique design elements. The pedestrian and vehicular traffic within the center should be separated with major emphasis on the pedestrian circulation system.

(1) All uses set forth for Village Centers in Par. C above.

(2) Commercial recreation uses (Group 5).

(3) Funeral homes.

(4) Parking, commercial off-street, as a principal use.

(5) Transportation facilities (Category 4), limited to:

(a) Heliports

(b) Helistops

(6) Vehicle sale, rental and ancillary service establishments.

(7) Vehicle transportation service establishments.

6-304 Special Exception Uses

The following uses shall be permitted uses in those areas as qualified when they are specifically designated on an approved development plan; otherwise they may be allowed in such qualified areas only as a special exception use upon approval of the Board.

1. All uses presented in Par. A, B, C, D and E in Sect. 302 above as a Category use.
2. Heavy public utility uses (Category 2), limited to sewage treatment and disposal facilities - Residential.
3. Hotels, motels - Village and town centers.

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

A. Bed and breakfasts

B. Commercial off-street parking in Metro Station areas as a temporary use

6-307 Bulk Regulations

1. Maximum building height: No Regulation

2. Minimum yard requirements:

A. The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood.

B. No single family detached dwelling shall be erected closer than sixteen (16) feet to any other single family dwelling unless a lesser distance is specifically identified on an approved development plan.

C. No single family detached or attached dwelling or accessory structure shall be erected closer than fifteen (15) feet to any public street right-of-way line unless shown on an approved PRC plan.

3. Maximum floor area ratio: No Regulation

4. Maximum percentage of lot coverage: No Regulation

SPECIAL EXCEPTION STANDARDS

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-404 Standards for all Category 4 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 4 special exception uses shall satisfy the following standards:

1. Except for electrically-powered regional rail transit facilities, as further qualified in Sect. 405 below, all buildings and structures shall comply with the bulk regulations of the zoning district in which located.
2. Any rooftop surface or touchdown pad which will be utilized as an elevated helistop shall be designed and erected in a manner sufficient to withstand the anticipated additional stress.
3. Except in the I-6 District, all maintenance, repair and mechanical work, except that of an emergency nature, shall be performed in enclosed buildings.
4. All facilities shall be so located and so designed that the operation thereof will not seriously affect adjacent residential areas, particularly with respect to noise levels.
5. Except for elevated helistops, no area used by aircraft under its own power shall be located within a distance of 200 feet from any lot line. Elevated helistops shall be located in accordance with the bulk regulations of the zoning district in which located.
6. All areas used by aircraft under its own power shall be provided with an all-weather, dustless surface.
7. Except for elevated helistops, all areas used by aircraft under its own power shall be surrounded by a chain link fence, not less than six (6) feet in height, with suitable gates to effectively control access to such areas. Access to the landing area of an elevated helistop shall be through limited access points.

8. Before establishment, all uses, including modifications or alterations to existing uses, except regional non-rail transit facilities and electrically-powered regional rail transit facilities operated by WMATA, shall be subject to the provisions of Article 17, Site Plans. Regional non-rail transit facilities and electrically-powered regional rail transit facilities operated by WMATA shall be established in conformance with the provisions of the agreement between WMATA and the County.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		